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**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: Santa Paula

Mailing Address: Planning Department, PO Box 569,  
Santa Paula Ca. 93061

Contact Person: Anna Arroyo Title: Assistant Planner

Phone: 805.933.4214 FAX: 805.525.6660 E-mail: aarroyo  
x214

Reporting Period by Calendar Year: from Jan 2010 to Dec 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Santa Paula  
Reporting Period 1/1/2010 - 12/31/2010

Table A  
Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information                                 |               |                               |                                    |            |                 |                       |                         |                      |   | Housing with Financial Assistance and/or Deed Restrictions |   | Housing without Financial Assistance or Deed Restrictions |
|---|---------------|-------------------------------|------------------------------------|------------|-----------------|-----------------------|-------------------------|----------------------|---|--|---|---|
| 1   | 2             | 3                             | 4                                  |            |                 |                       | 5                       | 5a                   | 6   | 7  | 8   |   |
| Project Identifier<br>(may be APN No., project name or address) | Unit Category | Tenure<br>R=Renter<br>O=Owner | Affordability by Household Incomes |            |                 |                       | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development            | Deed Restricted Units                                      | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |   |
|   |               |                               | Very Low-Income                    | Low-Income | Moderate-Income | Above Moderate-Income |                         |                      | See Instructions                                    | See Instructions   |   |   |
| 254 S 12 ST   | 2-4           | O                             |                                    |            | 4               |                       | 4                       |                      |   |  |   |   |
| 256 S 12th St   | 2-4           | O                             |                                    |            |                 |                       |                         |                      |   |  |   |   |
| 246 S 12TH ST   | 2-4           | O                             |                                    |            |                 |                       |                         |                      |   |  |   |   |
| 248 S 12 ST   | 2-4           | O                             |                                    |            |                 |                       |                         |                      |   |  |   |   |
| 200-224 W SANTA BARBARA ST                                      | 5+            | R                             | 59                                 | 31         |                 |                       | 90                      |                      | TCAC, CDLA, RDA, MHP, HCD, NSP, FHLB-AHP, TCAC-ARRA | Inc.   | Per City's Municipal Code Section 16.13.400   |   |
|   |               |                               |                                    |            |                 |                       |                         |                      |   |  |   |   |
|   |               |                               |                                    |            |                 |                       |                         |                      |   |  |   |   |
|   |               |                               |                                    |            |                 |                       |                         |                      |   |  |   |   |
|   |               |                               |                                    |            |                 |                       |                         |                      |   |  |   |   |
| (9) Total of Moderate and Above Moderate from Table A3          |               |                               |                                    |            |                 |                       |                         | 0                    | 0   |  |   |   |
| (10) Total by income Table A/A3                                 |               |                               |                                    |            |                 |                       |                         | 59                   | 31  | 4  |   |   |
| (11) Total Extremely Low-Income Units*                          |               |                               |                                    |            |                 |                       |                         |                      |   |  |   |   |

\* Note: These fields are voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Santa Paula  
Reporting Period 1/1/2010 - 12/31/2010

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type                     | Affordability by Household Incomes |                 |            |             | (4) The Description should adequately document how each unit complies with (c )(7) of Government Code Section 65583.1 | subsection |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|------------|
|                                   | Extremely Low-Income*              | Very Low-Income | Low-Income | TOTAL UNITS |   |            |
| (1) Rehabilitation Activity       |                                    |                 | 3          | 3           | Staff verifies federal tax forms and pay stubs for household. Staff uses HUD/HCD income limits.                       |            |
| (2) Preservation of Units At-Risk |                                    |                 |            | 0           |   |            |
| (3) Acquisition of Units          |                                    |                 |            | 0           |   |            |
| (5) Total Units by Income         | 0                                  | 0               | 3          | 3           |   |            |

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

|   | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Homes | Mobile | 6. Total | 7. Number of infill units* |
|---|------------------|----------------|-------------|----------------|----------|--------|----------|----------------------------|
| No. of Units Permitted for Moderate       |                  |                |             |                |          |        | 0        |                            |
| No. of Units Permitted for Above Moderate |                  |                |             |                |          |        | 0        |                            |

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Santa Paula

Reporting Period

1/1/2010 - 12/31/2010

Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |                                 | 2006 (completed) |        | 2007 (completed) |        | 2010 (permits issued) |        | Year 7 |        | Year 8 |         | Year 9  |         | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------------------|------------------|--------|------------------|--------|-----------------------|--------|--------|--------|--------|---------|---------|---------|---------------------------------|--------------------------------------|
| Income Level   | RHNA Allocation by Income Level | Year 1           | Year 2 | Year 3           | Year 4 | Year 5                | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 |                                 |                                      |
| Very Low   | Deed                            |                  |        |                  |        | 59                    |        |        |        |        |         |         |         | 59                              | -165                                 |
|  | Restricted Non-deed restricted  | 40               | 66     |                  |        |                       |        |        |        |        |         |         |         | 106                             |                                      |
| Low  | Deed                            |                  |        |                  |        | 31                    |        |        |        |        |         |         |         | 31                              | -53                                  |
|  | Restricted Non-deed restricted  | 16               | 6      |                  |        |                       |        |        |        |        |         |         |         | 22                              |                                      |
| Moderate   | Deed                            |                  |        |                  |        |                       |        |        |        |        |         |         |         |                                 | -1                                   |
|  | Restricted Non-deed restricted  | 0                | 1      |                  |        |                       |        |        |        |        |         |         |         | 1                               |                                      |
| Above Moderate   |                                 | 42               | 18     |                  |        |                       |        |        |        |        |         |         |         | 60                              | -60                                  |
| Total RHNA by COG. Enter allocation number.  |                                 | 98               | 91     |                  |        | 90                    |        |        |        |        |         |         |         | 279                             | -279                                 |
| Total Units  |                                 |                  |        |                  |        |                       |        |        |        |        |         |         |         |                                 |                                      |
| Remaining Need for RHNA Period   |                                 |                  |        |                  |        |                       |        |        |        |        |         |         |         |                                 |                                      |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.





[illegible]



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

|                  |                       |
|------------------|-----------------------|
| Jurisdiction     | City of Santa Paula   |
| Reporting Period | 1/1/2010 - 12/31/2010 |

General Comments:

Please call Anna Arroyo at 805.933.4214 ext. 214 or email at [aarroyo@spcity.org](mailto:aarroyo@spcity.org) if you have any questions.



*and provides for job opportunities for people of all ages and income levels.*

*Policy 6.2 Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.*

*Policy 6.3 Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging: (1) mixed use development; (2) housing opportunities for all income levels; (3) safe, reliable and efficient multi-modal transportation systems; (4) retaining existing businesses; and (5) promoting new business opportunities which produce quality local jobs.*

## **B. Housing Programs**

This section describes the City's housing programs for the 2008–2014<sup>22</sup> planning period.

Housing programs define the specific actions the City will undertake to achieve the goals and policies listed above. The Program Summary (Table V-1) specifies for each program the following: program goal, six-year objective(s), time frame, funding source(s), and agency responsible for implementation of the program. The Redevelopment Agency's policy is to allocate housing set-aside resources among the following program activities:

- Housing production 50%
- Housing preservation 25%
- Homeownership assistance 25%

### **Housing Conservation and Maintenance**

Conserving and improving the housing stock is very important for the City. A significant portion of the housing stock is more than 30 years old, the age when most homes start to have rehabilitation needs. Previous housing conditions surveys have identified a significant number of single-family homes and duplexes, particularly in the southeastern portion of the city, that are in need of rehabilitation. To address these problems and facilitate neighborhood upgrading, the City will continue to offer housing rehabilitation assistance to residents and carry out code enforcement activities.

#### **Programs**

##### **1. Owner-Occupied Housing Rehabilitation Program**

The Owner-Occupied Housing Rehabilitation Program aims to upgrade the housing stock by facilitating the correction of substandard conditions in owner-occupied homes. Through this CDBG-funded program, the City offers low-

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<sup>22</sup> For new construction, the timeframe is 2006–2014 to coincide with the RHNA period.

interest loans to lower-income (80% of Median Family Income or lower) homeowners to assist them in making necessary home repairs they otherwise cannot afford. Upon elimination of code violations, homeowners may use remaining funds to make room additions, which helps to alleviate overcrowding. The maximum loan amount is \$50,000, which can typically provide for the addition of one bedroom and a bathroom.

**Six-Year Objective:** The City's objective is to assist 16 owner-households between 2008 and 2014, including 6 very low, 10 low-income households.

## **2. Rental Housing Rehabilitation Program**

To help improve the quality of the rental housing stock, the City offers the Rental Housing Rehabilitation Program. This CDBG-funded program provides low-interest improvement loans for rental property owners to address substandard conditions. Due to the limited availability of funds and State contracting requirements, eligible projects are limited to rental properties consisting of four or fewer units with a minimum of 51% of the units occupied by lower-income (80% of Median Family Income) renters.

**Six-Year Objective:** Between 2008 and 2014, the City will provide loans to 3 rental housing developments for low-income tenants.

## **3. Housing Code Enforcement Program**

The City has adopted and enforces the Uniform Housing Code which establishes minimum habitability requirements. Potential code violations are identified on a complaint basis. Once a potential violation is identified, Code Enforcement staff performs a property inspection and if necessary, code citations are issued to the property owner. The owner is informed of rehabilitation assistance programs available through the City, and is given a reasonable amount of time to correct the code violation(s). City staff may also meet with property owners to assist in resolving the violations.

**Six-Year Objective:** The City will continue to implement the Code Enforcement program to bring substandard housing units into compliance with the Uniform Housing Code. The City's objective is to maintain a staffing level of 1 full-time person to continue implementing the Code Enforcement Program. City sponsoring of a neighborhood workshop to inform residents of assistance programs will be conducted.

## **4. Housing Preservation Program**

The Redevelopment Agency's Housing Preservation Program was established to facilitate the preservation and improvement of existing owner-occupied homes in Santa Paula. The program is financed through redevelopment housing set-aside funds and can be linked with the City's Housing Rehabilitation Loan Program. Homeowners may receive assistance for the following home rehabilitation or improvement activities: alleviating health and safety hazards; performing repairs that extend the life of the structure and provide improved living conditions; and modifying housing units to provide

disabled access. Housing rehabilitation costs may not exceed the allowed maximum grant amount of \$15,000.

To the greatest extent possible, the Agency will leverage funds from the Owner-Occupied Housing Rehabilitation Program and other private and governmental sources to increase the effectiveness of the program.

**Six-Year Objective:** The Redevelopment Agency's five-year objective is to assist 2 low- and 2 moderate-income homeowners through the Housing Preservation Program.

#### **5. Section 8 Rental Assistance Program**

The Section 8 Rental Assistance Program extends rental subsidies to very-low-income households (50% or less of Median Family Income) who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. As of late 2007, 577 households received Section 8 rental assistance through the Santa Paula Housing Authority, with another 900+ households on the waiting list. The approximate waiting period is three and a half years. In addition to tenant based Section 8 assistance, the Housing Authority owns the 22-unit El Dorado Apartments restricted for occupancy by very low-income households.

**Six-Year Objective:** The City's objective is to maintain current levels of Section 8 rental assistance, and encourage property owners to list available rentals with the Housing Authority.

#### **6. Mobile Home Park Tenant Protections**

The City is committed to the preservation of mobile home parks as affordable housing for Santa Paula's working families and seniors. As part of the Land Use Element update in 1998, the City established the Mobile Home Park residential land use designation for the long-term preservation of mobile home parks. With this designation in place, a park owner seeking closure would have to first justify a zone change to the Planning Commission and City Council, and comply with state regulations governing mobile home closures. Six existing mobile home parks currently have the Mobile Home Park land use designation, including the Anacapa Mobile Home Park (80 mobile home spaces), Rancho Santa Paula (149 spaces), the Santa Paula West Mobile Home Park (195 spaces), The 400 Mobile Estate (165 spaces), The Oaks Mobile Home Estates (92 spaces), the Peppertree (44 spaces) and the Mountain View Mobile Home Park (46 spaces).

For parks not deemed economically viable, most of which are travel trailer parks, the Land Use Element update process defined appropriate long-term use for the sites on which these parks are located. These parks may maintain their current use. However, at such time as a park owner chooses to convert a facility, the City will enforce State established mobile home park closure requirements (*Government Code* §65863.7), including the preparation of a relocation impact report (RIR) to assess the impact of park closure on park

residents. The RIR must address the availability of adequate replacement housing in mobilehome parks and relocation costs. Copies of the RIR must be provided to park residents at least 15 days before a hearing on the report to be conducted by the City Council.

**Six-Year Objective:** The City's objective is to preserve the existing viable mobile home stock as affordable housing for lower- and moderate-income residents, seniors, and persons on fixed income. Where parks are proposed for closure, the City will ensure adherence to State closure requirements and local relocation requirements to provide appropriate tenant protections.

#### **7. Mobile Home Rent Stabilization Program**

Recognizing that mobile homes are often owned by seniors, persons on fixed incomes, and low- and moderate-income persons, the City maintains the Mobile Home Rent Stabilization Program to protect residents of mobile home parks from excessive rent increases. The program regulates the amount of an allowable space rent increase upon vacation, either by sale or when a resident leaves a mobile home space in a park, while at the same time providing a just and reasonable return to park owners. A three-member Mobile Home Rent Review Commission was established to review and determine rent adjustment applications, to adjust maximum rents either upward or downward or maintain rents. The maximum permitted rent is the rent in effect on December 31, 1991, plus adjustments made since then. Under the program, annual rent adjustments based on the consumer price index (CPI) are permitted. In February of each year, the rent may be increased to an amount equal to the rent in effect on January 31<sup>st</sup> of the prior year adjusted by 75% of the increase in the CPI. Rent adjustments may also be made based on capital improvements, upon vacancy, on discontinuance or reduction of a service or amenity, or by appeal.

**Six-Year Objective:** The City will continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.

#### **8. Mobile Home Park Resident Ownership Program**

The State Department of Housing and Community Development offers the Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program offers both short-term and long-term loans, which may be used for the purchase (conversion), rehabilitation, or relocation of a mobile home park. The loans available include: short-term conversion loans at 3% simple annual interest for up to 3 years and long-term blanket loans at 3% simple annual interest for up to 30 years. In addition, long-term individual loans are offered at 3% simple annual interest to low-income residents of a mobile home park that has been converted, to ensure housing affordability when the resident buys a space in the park.



**Six-Year Objective:** The City will provide information on the MPROP program to interested mobile home park tenants. Where parks are deemed economically viable, the City will support tenant applications for funding through MPROP.

## **Assisting in the Provision of Housing**

To enable more households to attain homeownership in Santa Paula, the City participates in and promotes two mortgage assistance programs: the Downpayment Assistance Program and the Mortgage Credit Certificate (MCC) Program. These programs assist low- and moderate-income renters in purchasing a home, thereby helping to address the problems of overpayment and overcrowding facing renter households. In addition, the Redevelopment Agency works with both non-profit and for-profit developers to facilitate the production of affordable for-sale and rental housing, both through new construction and acquisition/rehabilitation. Finally, achievement of the City's housing production goals will require leveraging local resources with outside sources of funding.

### **Programs**

#### **9. Downpayment and Mortgage Assistance Programs**

The Redevelopment Agency currently participates in the Downpayment Assistance Program offered through the Ventura Cities Mortgage Finance Authority. This program aims to make homeownership a reality for families who have adequate income to make mortgage payments but have not been able to set aside enough money for downpayment, closing costs, and escrow. The downpayment assistance is up to 4% of the loan amount and is a grant secured by an interest-free second mortgage. Because the assistance is a grant and the second loan is forgiven over a period of time, it is subject to a recapture provision if the home is sold and the loan is paid off during the first 10 years. The program uses underwriting criteria that may preclude some interested households from qualifying.

**Six-Year Objective:** The Redevelopment Agency will continue to participate in and promote the Downpayment Assistance Program. The Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website. The City will provide information regarding lending programs offered by area financial institutions via its website and newsletter. The City will further encourage local realtors to inform prospective homebuyers about the available programs.

#### **10. Mortgage Credit Certificate**

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal

income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. The City of Santa Paula participates in the MCC program through the County of Ventura.

**Six-Year Objective:** Through the County, the Redevelopment Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the six-year planning period, subject to availability through the County. The Redevelopment Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website.

## **11. Workforce and Senior Housing Development**

A significant share of Santa Paula households are lower-income. Most of these are working families with wage earners in low-paying occupations, including farm laborers, factory workers, and service workers. Because of their limited income, many of the families are forced to live in overcrowded and/or substandard conditions, as evidenced by the high levels of overcrowding and overpayment for large families. Seniors also have significant housing needs.

Non-profit housing developers have played a key role in providing affordable housing for working families and seniors in Santa Paula. The City can grant land write-downs, regulatory incentives, and direct financial assistance to private developers to provide both ownership and rental housing to lower- and moderate-income households, including working families and seniors. In recent years, the City worked with non-profit housing providers to develop the 40 unit Harvard Place apartments for very-low- and extremely-low-income persons, a 41-unit apartment complex for farm worker families and a 24-unit apartment complex for very low income families.

The City will work with non-profit developers of self-help housing, such as Habitat for Humanity and the Peoples' Self-Help Housing Corporation to provide additional ownership housing opportunities for very-low-income households, such as non-migrant agricultural workers. The City may assist these developers in acquiring and assembling properties and in subsidizing on-site and off-site requirements. The City may also use a combination of CDBG and redevelopment set-aside funds to write down the cost of land to facilitate affordable housing development. State HCD currently offers a variety of programs that provide grants to governmental agencies, non-profits, and cooperatives for self-help housing construction. In partnership with non-profits, the City will make efforts to qualify a portion of the funds available for self-help housing.

**Six-Year Objective:** Provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Santa Paula. The City will focus a portion of Agency assistance towards rental and ownership projects meeting the needs of very-low- and low-income renters, including large families and non-migrant agricultural workers. The City will continue to conduct an annual workshop with the development community to discuss

potential opportunities in Santa Paula, the availability of funding sources and regulatory incentives, and other related issues.

## **12. Multi-Family Housing Acquisition and Rehabilitation**

The acquisition and rehabilitation of existing duplexes and apartment complexes can assist in stemming neighborhood deterioration and in providing decent affordable housing to lower-income households. Under this program, the City provides funds from such programs as CDBG, HOME, Redevelopment Agency set-aside funds, or Rural Housing and Economic Development funds to a developer (typically a non-profit organization) to purchase a deteriorated multi-family rental property. Typically, City or Agency staff would work with a developer to assist in securing grant funds from these entities. City involvement could include review of pro forma analyses, provision of available demographic or other background data necessary to complete applications, letters of support, City Council actions in support of the application, and willingness to monitor compliance with provisions of the grant within the limitations of existing workload. Many "third-party" grants will require some form of local financial commitment. In such cases, the Agency would review the financial terms of the transaction and, within legal limits that may apply, would work to provide such financial commitment.

At such time as the financing is completed, the property is then rehabilitated and the units are made available to lower-income households for a minimum period of time. Successful implementation of this program depends upon the availability of outside funding sources, City staff resources, the interest of local non-profits, and a developer to secure such funding. The 56-unit Santa Paula Village provides an example of a deteriorated project that was acquired by a non-profit, rehabilitated and made available at affordable rents.

**Six-Year Objective:** The City will identify deteriorated apartment complexes, and will cooperate with non-profit housing corporations to acquire and rehabilitate the units with long-term affordability controls.

## **13. Affordable Housing Funding Sources**

To effectively implement Housing Element programs that create affordable housing depends on a variety of county, state, federal, and local funding sources. The various funding programs available to Santa Paula are outlined in Chapter IV, Resources and Opportunities. The City will assume the same role in applying and securing these grants or loans as described previously under Program 13 (Multi-family Acquisition and Rehabilitation). The City or Redevelopment Agency would typically work with a developer to assist it in securing funds. As described earlier, City involvement could include review of pro forma analyses, provision of available background data necessary to complete applications, review and comment upon draft applications, letters of support, City Council actions in support of the application, and willingness to monitor compliance with provisions of the grant within the limitations of existing work load.

**Six-Year Objective:** The City will actively pursue state, federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing three new funding sources. The City will provide information on available funds to affordable housing developers through an annual developers' workshop. The City will support housing grant applications both through regulatory relief offered through the Density Bonus Ordinance, and through City Council endorsement/support of funding applications.

#### **14. Inclusionary Housing**

In 2005 the City adopted inclusionary housing regulations which require developers constructing ten or more dwelling units to provide one of the following or a hybrid combination of the following as a condition of approval: 1) Reserve at least 15% of all dwelling units in a project for low-income households; or, 2) Reserve at least 10% of all dwelling units in a project for very-low-income households; or, 3) Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or, 4) Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or, 5) Pay an in-lieu fee as established by City Council resolution.

In the large tracts of land remaining to be developed in the City's Sphere of Influence, the inclusionary housing regulations will ensure that a portion of this new development is made affordable to lower- and moderate-income households.

**Six-Year Objective:** Continue to implement the inclusionary housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing. If monitoring reveals that the cost and supply of market-rate housing is being impacted, this program will be expanded to process an amendment to the inclusionary housing regulations in a timely manner.

### **Providing Adequate Housing Sites**

A major component in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. The City's General Plan and Development Code dictate where housing may be built, thereby affecting the supply of land available for residential development.

#### **Programs**

#### **15. Adequate Sites for Housing Development**

As part of the 2008-2014 Housing Element update, the City's parcel-specific Vacant and Underutilized Sites Inventory was prepared to reflect new development activity within the City between 1998 and 2007. The inventory of sites includes lots that can realistically be developed or redeveloped based on current General Plan and zoning designations.

The sites analysis indicates that Santa Paula has adequate capacity to accommodate its share of regional housing needs for lower- and above-moderate-income units, but not for moderate-income units. However, since the surplus of lower-income sites exceeds the shortfall of moderate-income sites, the intent of the RHNA is satisfied. Lower-income units can be developed on vacant or underutilized lots with residential zoning and in residential or mixed-use projects on sites with commercial zoning.

Annexation of Sphere of Influence areas will be necessary to accommodate the City's RHNA objectives and was assumed in the City's RHNA allocation, however the timing of annexation and development is dependent on other agencies, primarily the Ventura County Local Agency Formation Commission (LAFCO). Program 16 below will help to facilitate this objective.

In addition, the City will continue to encourage consolidation of small parcels by offering incentives such as reduced processing fees, density bonus and modified development standards to enhance the feasibility of multi-family and mixed-use development.

**Six-Year Objective:** To address its share of regional housing needs, the City will continue to facilitate residential development and annexation of Sphere areas to meet the City's RHNA objectives for new housing. The City will encourage lot consolidation by granting incentives throughout the planning period.

#### **16. Phased Annexation of Sphere of Influence**

To accommodate additional residential growth, the City will pursue the phased annexation of areas in its Sphere of Influence. The annexation of these areas will increase the City's capacity to accommodate future housing growth. The Sphere of Influence includes opportunities for the development of both workforce and "move-up" or higher-end housing, thereby allowing Santa Paula to move towards the goal of a more economically balanced community. It is important to note that the RHNA allocations assigned to the City of Santa Paula by the Ventura County Association of Governments (through its delegation agreement with SCAG) were based on the full development capacity of the Santa Paula Sphere of Influence during this planning period.

The General Plan identifies six "Expansion Areas." The first expansion area to move forward is East Area 1 (501 acres, 1,500 units). The City Council approved annexation in February 2008. Following an election in June 2008, voters approved (among other things) an amendment to the City's Urban Restriction Boundary (CURB) to allow annexation. East Area 1 is the least constrained of the three annexation areas and has the greatest potential for the provision of affordable housing. East Area 1 envisions five planning areas with a variety of dwelling types in each of the neighborhoods including 607 single-family detached, 266 single-family attached (townhomes, duplexes and triplexes), 557 multi-family units and 70 live/work units. According to the Development Agreement for this project, the developer will provide 100 residential units at a cost affordable to "Qualified Public Benefit Participants" whose gross income

does not exceed 200% of the Ventura County median household income. Additionally, the developer will contribute \$6.5 million to the City's Affordable Housing Trust Fund for use by the City in constructing affordable housing. Two additional Expansion Areas are Fagan Canyon (2,173 acres, 450 units) and Adams Canyon (5,413 acres, 495 single-family units). The annexation of these areas will be initiated by developers and may occur in any order. The remaining Expansion Areas are unsuitable for residential development. The General Plan designates West Area 2, South Mountain, and East Area 2 for industrial, recreational or commercial uses.

Two smaller residential projects are anticipated to be annexed during the 2008-2014 planning period, which propose 74 and 88 single-family dwellings. Applications are currently being processed for these two projects, which are located to the west and north of the current City limits.

Areas annexed by the City in the future will be subject to the Inclusionary Housing regulations. Under these regulations, all new developments over 10 units in size are generally required to deed-restrict a certain percentage of units as affordable. In those circumstances where on-site provision of affordable units is deemed economically infeasible, provisions will be made for development of units off-site or payment of an in-lieu housing fee. Thus future development of newly annexed areas will assist the City in addressing its lower- and moderate-income housing needs either through direct development of affordable units or contribution of funds in support of affordable development.

**Six-Year Objective:** The City will pursue the phased annexation of the Sphere of Influence surrounding Santa Paula and integrate affordable units within market rate development. The annexation and development schedule will be dependent on the landowners' business plans and the real estate market. As noted in Table III-2, the Sphere of Influence represents the potential for approximately 2,800 additional housing units during this planning period.

## Removing Governmental Constraints

### Programs

#### 17. Zoning for Transitional and Supportive Housing, Emergency Shelters and Migrant Farmworker Housing

##### Emergency Shelters, Transitional and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis (generally up to 6 months). Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. Supportive housing includes a services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Emergency shelters are allowed in the C-O, G-C, C-H, C/LI and LI (Commercial/Light Industrial and Light Industrial) zones, subject to a conditional use permit (CUP). Transitional housing is allowed in the R-3 and R-4 (Multiple-Family) zones subject to a CUP. The CUP sets forth conditions aimed at enhancing the compatibility of emergency shelters and transitional housing with the surrounding neighborhood, and ensuring property management and licensing of the facility.

As noted elsewhere, SB 2 generally requires land use regulations to identify at least one zoning district where shelters are a permitted use (i.e., do not require a CUP or other discretionary review). It is estimated that there may be approximately 97 homeless persons in Santa Paula, and there are currently no emergency shelters in the city. The Commercial/Light Industrial (C/LI) zone has been tentatively identified for this purpose. This zone encompasses approximately 140 acres, has vacant and underutilized parcels that could accommodate at least one shelter, and provides access to transit and other services. Presently four parcels are vacant. As part of the code amendment process the City will identify appropriate development standards for emergency shelters that are the same as other uses in the zone in conformance with SB 2. The City will process an amendment to the SPMC within one year of Housing Element adoption to establish land use regulations that encourage and facilitate emergency shelters consistent with state law. The SPMC amendment will also provide that transitional and supportive housing is considered a residential use that is only subject to those requirements and procedures that apply to other residential uses of the same type in the same zone.

#### Farm Worker Housing

The majority of farm laborers in the greater Santa Paula area are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The SPMC establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to the use and not the user, and is not a constraint to development. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.6 and 17021.7), the City will process an amendment to the SPMC to allow farmworker housing for up to 12 units or 36 persons by-right (i.e., without a CUP or other discretionary approval) in agricultural zones.

#### **Six-Year Objectives:**

Process an amendment to the SPMC in compliance with SB 2 related to Emergency Shelters, Transitional and Supportive housing within one year of Housing Element adoption.

Process an amendment to the SPMC regarding farmworker housing on agriculturally-zoned land in compliance with the Employee Housing Act within one year of Housing Element adoption.

#### **18. Measure L6 and Growth Management Ordinance**

The City will annually monitor the effects of Measure L6 and the Growth Management Ordinance (GMO) on housing development. Should these ordinances be triggered, the Housing Element will be amended to include an analysis of the impacts and address potential constraints to housing production.

**Six-Year Objective:** Monitor the effects of Measure L6 and the GMO on an annual basis.

### **Promoting Equal Housing Opportunity**

To adequately meet the housing needs of all segments of the community, the Housing Plan must include programs that promote housing opportunities for all persons regardless of race, religion, gender, family size, marital status, ancestry, national origin, color, age, or physical disability.

#### **Programs**

##### **19. Fair Housing Program**

As a participating jurisdiction in the Ventura Urban County CDBG program, the City is provided fair housing services through a contract with the Fair Housing Council of San Gabriel Valley. The Fair Housing Council offers a variety of services promoting fair housing, including counseling and investigative services for instances of housing discrimination, public education and outreach sessions for community groups, and housing discrimination prevention program.

Jurisdictions are generally required to analyze constraints to the development of housing for persons with disabilities and take measures to remove the constraints. Santa Paula has conducted an initial review of zoning code and building code requirements and has not identified any barriers to the provision of accessible housing. In addition, the City will process an amendment to the SPMC regarding procedures to ensure reasonable accommodation for persons with disabilities (see Program 20 below).

**Six-Year Objective:** The City will continue to promote fair housing practices, and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations. The City will refer fair housing complaints to the Fair Housing Council



of San Gabriel Valley. In addition, the City will continue to fund the activities of the Fair Housing Council.

## 20. Reasonable Accommodation Ordinance

The federal Fair Housing Act and the California Fair Employment and Housing Act require reasonable accommodation (i.e. modifications or exceptions) for disabled persons within land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Specifically, the federal Fair Housing Act prohibits "a refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford [handicapped] person[s] equal opportunity to use and enjoy a dwelling." 42 U.S.C. § 3604(f)(3)(B). The Building Codes adopted by the City of Santa Paula incorporate accessibility standards contained in Title 24 of the California Administrative Code. To ensure full compliance with the requirements of the Fair Housing Act, the City will process a Reasonable Accommodation amendment to the SPMC to establish procedures for the review and approval of requests to modify standards in order to improve accessibility for persons with disabilities.

**Six-Year Objective:** Within one year of Housing Element adoption, the City will process an amendment to the Municipal Code to establish procedures for reasonable accommodations for persons with disabilities consistent with state and federal law.

## C. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

**Table V-1**  
**Quantified Objectives – 2008-2014**  
**City of Santa Paula**

|                   | Income Category |        |     |     |       | Totals |
|-------------------|-----------------|--------|-----|-----|-------|--------|
|                   | Ex. Low         | V. Low | Low | Mod | Upper |        |
| New Construction* | --              | 340    | 293 | 347 | 936   | 1,916  |
| Rehabilitation**  | 25              | 113    | 97  | 115 | --    | 350    |
| Conservation**    | --              | --     | --  | --  | --    | --     |

\* Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA. It is the City's intent that 25% of the RHNA for lower- and moderate-income categories will be met through rehab/conversion of existing units; however, the strict alternate sites requirements of AB 438 do not apply because the land inventory identifies adequate sites.

\*\* As discussed in Chapter II, there are no assisted units at risk during this planning period.



## **Appendix A – Evaluation of the 2003 Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2001 through 2008<sup>23</sup>. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2008 Housing Implementation Program.

### **A. Program Evaluation**

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

### **B. Appropriateness of Goals and Policies**

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

### **C. Progress in Meeting Quantified Objectives**

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-4 contains a tabulation of units built during the 1998–2007 period by income category. Table A-5 provides a detailed listing of these projects along with noteworthy project characteristics including the income category of units. The income categories for new units listed in these tables are based on either deed restrictions imposed in connection with assistance programs, or market conditions (see discussion in Section II. D.4 (Housing Costs). Most noteworthy is that all new rental units are assumed to meet Low-income standards based on the Ventura County affordability categories (Table II-19). The maximum affordable rental rate (based on a family of four) for Low-income units is \$1,714 per month, and all surveyed rental units fell below this level. With regard to for-sale units (both single-family detached and condo), all new units were assumed to be Above-moderate unless otherwise required through deed restrictions.

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<sup>23</sup> The original planning period for the previous Housing Element was 2001–2005, however the deadline for 2005 updates in the SCAG region was extended by the state legislature to June 30, 2008. Evaluation data is provided through the end of 2007 since that was the latest data available prior to preparation of this 2008 Housing Element.

**Table A-1**  
**Housing Element Program Evaluation – 2001-2007**  
**City of Santa Paula**

| Program  | Responsible Agency   | Program Objectives   | Accomplishments  | Future Policies and Actions |
|--|--|--|--|-----------------------------|
| 1. Owner-occupied Housing Rehabilitation Program | Building & Safety  | Assist 20 lower- & moderate-income owner-households  | 18 owner occupied housing rehabilitation loans were approved (CDBG and Cal-Home Funded)  | Continue program.           |
| 2. Rental Housing Rehabilitation Program         | Building and Safety  | Provide loans to 5 rental housing projects (15 Units)  | No Activity  | Continue program.           |
| 3. Remove and Replace Program                    | Economic Development Department  | Remove and replace 5 substandard housing units.  | Objective accomplished   | Continue program.           |
| 4. Housing Code Enforcement Program              | Ensure ongoing maintenance & improvement of the housing stock.                 | Continue to implement program. Process 200 code violation cases annually   | 2000 - 143 cases closed<br>2001 - 98 cases closed<br>2002 - 103 cases closed<br>2003 - 83 cases closed<br>2004 - 114 cases closed<br>2005 - 123 cases closed                 | Continue program.           |
| 5. Housing Preservation Program                  | Building & Safety; Economic Development Department                             | Assist 10 low- & moderate-income owner-households.   | 8 Low and 7 Moderate-income households were provided with funds.   | Continue program.           |
| 6. Section 8 Rental Assistance Program           | Housing Authority  | Provide assistance to a minimum of 555 households. Encourage property owners to list available rentals with the Housing Authority.     | The Santa Paula Housing Authority currently provides 577 vouchers to very low and extremely low-income residents.  | Continue program.           |
| 7. Mobile Home Tenant Protection                 | Building and Safety; Planning; Administration; Economic Development Department | Preserve existing viable mobile home parks as affordable housing & assist tenants if park conversions occur.                           | On-going No Activity – The mobile home tenant protection ordinance is currently under review. No conversions took place in 2006.   | Under review.               |
| 8. Mobile Home Rent Stabilization Program        | Administration   | Maintain the affordability of mobile homes.  | The Mobile Home Rent Control Board continues to meet when needed. Since the year 2000, there have been two cases to come before the board, Santa Paula West and Pepper Tree. | Continue program.           |
| 9. Mobile Home Park Resident Ownership Program   | Planning   | Provide information on the program to interested mobile home park tenants. Where appropriate, support tenant applications for funding. | Ongoing – No Activity  | Continue program.           |
| 10. Down payment & Mortgage Assistance Programs  | Economic Development Department  | Continue to participate in Down payment Assistance Program. Promote  | First Time Homebuyer Program Approved 9 Moderate Income  | Continue program.           |

| Program   | Responsible Agency                        | Program Objectives   | Accomplishments  | Future Policies and Actions |
|---|---|--|--|-----------------------------|
| 11. Mortgage Credit Certificate (MCC)                 | Economic Development Department           | Expand homeownership opportunities for lower- & moderate-income homebuyers.  | Applicants.  |                             |
| 12. Workforce & Senior Housing Development            | Planning; Economic Development Department | Provide financial & regulatory incentives. Focus portion of assistance towards rental projects for lower-income renters, including large families & agricultural workers. Facilitate development of 115 new units for seniors. | In 2007 the City approved Tax Credits and RDA funds to renovate the Santa Paula Senior Apartments (150 units for low income seniors).  | Continue program.           |
| 13. Multi-Family Housing Acquisition & Rehabilitation | Building and Safety; Planning             | Identify deteriorated apartment complexes & work with non-profits to acquire & rehabilitate units.   | 40 Unit Harvard Apartments – partnered with Partners in Housing to renovate an existing structure for developmentally disabled individuals. The City awarded \$195,000 in CDBG funds to the developer (Cabrillo) seeking to acquire and rehabilitate the Yale Street Apartments in 2002.   | Continue program.           |
| 14. Rehabilitation Mortgage Insurance                 | Building & Safety Planning                | Contact HUD to evaluate participation in the program.  | On-going; no activity  | Continue program.           |
| 15. Affordable Housing Funding Sources                | Planning                                  | Provide information on funding sources to housing developers through annual workshops. Support applications or grant/funds by non-profits.   | Although the City of Santa Paula has not actively sought and obtained housing grants for its own use, the City has been supportive of efforts by Affordable housing project applicants to secure grants, tax incentives, or other state and federal government incentives (e.g., Cabrillo's grant funding efforts for the projects mentioned in program #s 12 and 13, above; People's Self Help, and several private affordable housing developers). | Continue program.           |
| 16. Inclusionary Housing Ordinance                    | Planning                                  | Complete draft Inclusionary housing ordinance & establish an appropriate in-lieu fee.  | Complete. The Development Code includes a provision for Inclusionary Housing, which was Approved in 2004 and revised in 2005 to secure very low and owner occupied and rental  | Program completed.          |

| Program                                      | Responsible Agency                        | Program Objectives   | Accomplishments  | Future Policies and Actions |
|--|---|--|--|-----------------------------|
| 17. Vacant/Underutilized Site Inventory      | Planning; Economic Development Department | Make sites inventory available to developers. Conduct annual developer's workshops. Update inventory annually. | housing.<br>On-going; most recent update in 2007   | Program completed.          |
| 18. Infill Housing Incentives Program        | Planning                                  | As part of the Development Code update, establish incentives for infill development by 2002.                   | <p>The Bonus Density Ordinance provides for incentives for infill housing. Examples of projects that utilized incentives under this ordinance include the following:</p> <ul style="list-style-type: none"> <li>07-CDP-04- (Habitat, 145 Ojai St.) In 2007 the City approved 2 units with modifications to setbacks, lot coverage and open space standards.</li> <li>03-CDP-08 (March &amp; Dean condos). In 2004 the City approved modifications to lot coverage and setback standards.</li> <li>02-CDP-29 (Citrus Court on Harvard Blvd.) In 2003 the City approved a 28-unit residential mixed-use project with commercial. Modifications included a reduction in lot coverage, setbacks, open space standards and approved shared parking.</li> <li>Paseo Santa Barbara . In 2009 a variance was approved to allow uncovered parking spaces. This project involved the consolidation of 3 adjacent parcels.</li> </ul> | Program completed.          |
| 19. Phased Annexation of Sphere of Influence | Planning                                  | Evaluate and pursue phased annexation of the Sphere of Influence.  | Unincorporated islands annexed into the City in 2006.  | Continue program.           |

| Program   | Responsible Agency                                    | Program Objectives  | Accomplishments  | Future Policies and Actions   |
|---|---|---|--|---|
| 20. Density Bonus Program   | Planning; Economic Development Department             | Integrate affordable units within market rate development, pending adoption of an Inclusionary Housing Ordinance.   |  |   |
| 21. Zoning for Transitional Housing, Emergency Shelters & Migrant Farm worker Housing | Planning  | Continue to offer density bonuses & other regulatory incentives.<br>Amend the Development Code to conditionally permit transitional housing in the R-3 and R-4 zones & emergency shelters in the M-1 zone. Amend the Code to permit farm labor camps in M-1 zone, subject to CUP  | Ordinance in place.<br><br>The Development Code includes language added to the industrial zoning district which allows transitional housing and certain farm worker housing projects as a conditionally permitted use for properties in the C/LI and LI zones. | Adopted Program and will continue to implement.<br><br>Program completed. |
| 22. Fair Housing Program  | Planning; Fair Housing; Council of San Gabriel Valley | Continue to promote fair housing practices. Refer fair housing complaints to the Fair Housing Council of San Gabriel Valley. Continue to promote fair housing practices, and refer companies to the Fair Housing Council of San Gabriel Valley. Evaluate Building and zoning regulations, and modify as appropriate to address constraints to disabled access. Report to HCD on findings of analysis. | The City continues to participate in this program every year (a County administered program). \$2,000 is contributed annually; advertising and informational outreach is accomplished; and staff is trained.   | Continue program.   |
| 23. Total Units to be Constructed   |   | 1,393 Total<br>243 Very Low<br>177 Low<br>248 Moderate,<br>725 Above Moderate   | See Table A-3  | Establish new objectives for 2008-2014.                                   |
| 24. Total Units to be rehabilitated   |   | 50 Total<br>12 Very Low<br>24 Low<br>14 Moderate  | See Table A-3  | Establish new objectives for 2008-2014.                                   |
| 25. Total Units to be conserved.  |   | 555 Very Low-income (section 8) rent subsidies  | See Table A-3  | Establish new objectives for 2008-2014.                                   |

**Table A-2**  
**Appropriateness of Housing Element Goals and Policies**  
**City of Santa Paula**

| Goal   | Policy  | Appropriateness             |
|--|---|-----------------------------|
| <b>GOAL 1</b> To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.  | Policy 1.1 Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.   | Still appropriate – retain. |
|  | Policy 1.2 Provide home improvement and rehabilitation assistance to lower- and moderate- income households, seniors, and the disabled.   | Still appropriate – retain. |
|  | Policy 1.3 Promote the repair, rehabilitation, or improvement of residential structures that are substandard or in disrepair.   | Still appropriate – retain. |
|  | Policy 1.4 Continue participation in State and federally sponsored programs designed to maintain housing affordability, particularly the Section 8 rental assistance program administered by the Santa Paula Housing Authority.   | Still appropriate – retain. |
|  | Policy 1.5 Continue to implement the mobile home rent review ordinance to ensure the affordability of mobile homes.   | Still appropriate – retain. |
|  | Policy 1.6 Replace any low- or moderate-income units removed by public actions on a one-for- one basis in the next five years (2000-2005). Adopt a local Relocation Ordinance to provide tenant protections in the event of mobilehome park closures.   | Still appropriate – retain. |
| <b>GOAL 2</b> To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households. |   | Still appropriate – retain. |
|  | Policy 2.1 Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper-income households to achieve a balanced community.   | Still appropriate – retain. |
|  | Policy 2.2 Provide financial and/or regulatory incentives where feasible to encourage the development of affordable housing.  | Still appropriate – retain. |
|  | Policy 2.3 Participate in homeownership assistance programs to enable lower- and moderate- income renters to move into homeownership.   | Still appropriate – retain. |
|  | Policy 2.4 Support the provision of rental housing to accommodate large families and agricultural workers.  | Still appropriate – retain. |
|  | Policy 2.5 Facilitate the development of senior housing with supportive services.   | Still appropriate – retain. |
|  | Policy 2.6 Pursue State, federal and other funding sources for housing activities to leverage local funds and maximize assistance.  | Still appropriate – retain. |
|  | Policy 2.7 Evaluate adoption of an inclusionary housing ordinance to provide economic integration in developing areas of the City. Where on-site provision of affordable units is deemed economically infeasible, allow provision of units off-site, or as third priority, payment of an in-lieu housing fee. | Still appropriate – retain. |
| <b>GOAL 3</b> To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.  |   |                             |
|  | Policy 3.1 Maintain an up-to-date inventory of potential sites available for future housing development, and provide to the development community. Identify sites for potential redesignation to multi-family residential use.  | Still appropriate – retain. |
|  | Policy 3.2 Encourage infill and mixed-use housing development in downtown Santa Paula and other suitable infill locations, and provide, where appropriate, incentives to facilitate such development.   | Still appropriate – retain. |



| Goal   | Policy  | Appropriateness             |
|--|---|-----------------------------|
|  | Policy 3.3 Pursue phased annexation of the City's Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities. Integrate affordable units within market rate development, pending adoption of a local inclusionary housing ordinance.  | Still appropriate – retain. |
|  | Policy 3.4 Provide adequate housing sites for special needs groups, including the elderly, homeless, agricultural workers, through appropriate zoning designations and regulations.   | Still appropriate – retain. |
|  | Policy 3.5 Support the development of second units at appropriate locations as a means to provide additional housing opportunities on existing lots.  | Still appropriate – retain. |
| <b>GOAL 4 To mitigate any potential governmental constraints to housing production and affordability.</b>  |   |                             |
|  | Policy 4.1 Offer financial and/or regulatory incentives, including density bonuses, where feasible to off-set or reduce the costs of developing affordable housing.   | Still appropriate – retain. |
|  | Policy 4.2 Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.  | Still appropriate – retain. |
|  | Policy 4.3 Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management Ordinance.   | Still appropriate – retain. |
| <b>GOAL 5 To promote equal opportunity for all residents to reside in the housing of their choice.</b>   |   |                             |
|  | Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.  | Still appropriate – retain. |
|  | Policy 5.2 Continue to financially support the provision of fair housing services to City residents.  | Still appropriate – retain. |
|  | Policy 5.3 Promote housing which meets the special needs of large families, elderly persons, agricultural workers and the disabled.   | Still appropriate – retain. |
| <b>GOAL 6 To promote smart growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.</b> |   |                             |
|  | Policy 6.1 Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers, and provides for job opportunities for people of all ages and income levels. | Still appropriate – retain. |
|  | Policy 6.2 Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.   | Still appropriate – retain. |
|  | Policy 6.3 Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging: (1) mixed use development; (2) housing opportunities for all income levels; (3) safe, reliable and efficient multi-modal transportation systems; (4) retaining existing businesses; and (5) promoting new business opportunities which produce quality local jobs.     | Still appropriate – retain. |

**Table A-3**  
**Progress in Achieving Quantified Objectives – 2001-2007**  
**City of Santa Paula**

| Program Category  | Quantified Objective | Progress       |         |
|-------------------|----------------------|----------------|---------|
|                   |                      | 2001-05        | 2006-07 |
| New Construction* |                      |                |         |
| Very Low          | 243                  | 2              | 106     |
| Low               | 177                  | 51             | 22      |
| Moderate          | 248                  | 2              | 1       |
| Above Moderate    | 725                  | 71             | 60      |
| Total             | 1,393                | 126            | 189     |
| Rehabilitation    |                      |                |         |
| Very Low          | 12                   | 73 units total |         |
| Low               | 24                   |                |         |
| Moderate          | 14                   |                |         |
| Above Moderate    |                      |                |         |
| Total             | 50                   |                |         |
| Conservation      |                      |                |         |
| Very Low          | 555**                | 577            | 577     |
| Low               |                      |                |         |
| Moderate          |                      |                |         |
| Above Moderate    |                      |                |         |
| Total             | 555                  | 577            | 577     |

\*Quantified objective and progress for new construction reflect units built 1998-2007, per the previous RHNA cycle

\*\*Section 8 rent subsidies

**Table A-4**  
**Residential Development by Income Category – 1998-2007**  
**City of Santa Paula**

| Year          | 2001 - 2005 |           |          |           | Total      | 2006 - 2007 |           |          |           | Total      |
|---------------|-------------|-----------|----------|-----------|------------|-------------|-----------|----------|-----------|------------|
|               | VL          | Low       | Mod      | Upper     |            | VL          | Low       | Mod      | Upper     |            |
| 1998          | 0           | 1         | 0        | 6         |            |             |           |          |           |            |
| 1999          | 0           | 0         | 0        | 18        |            |             |           |          |           |            |
| 2000          | 0           | 1         | 0        | 11        | 12         |             |           |          |           |            |
| 2001          | 0           | 0         | 0        | 6         | 6          |             |           |          |           |            |
| 2002          | 0           | 3         | 1        | 7         | 11         |             |           |          |           |            |
| 2003          | 0           | 5         | 0        | 5         | 10         |             |           |          |           |            |
| 2004          | 2           | 31        | 1        | 13        | 47         |             |           |          |           |            |
| 2005          | 0           | 10        | 0        | 5         | 15         |             |           |          |           |            |
| 2006          |             |           |          |           |            | 40          | 16        | 0        | 42        | 98         |
| 2007          |             |           |          |           |            | 66          | 6         | 1        | 18        | 91         |
| <b>Totals</b> | <b>2</b>    | <b>51</b> | <b>2</b> | <b>71</b> | <b>126</b> | <b>106</b>  | <b>22</b> | <b>1</b> | <b>60</b> | <b>189</b> |

**Notes:**

Very Low – All units categorized as very low are deed restricted units.

Low – All rental units (not condominiums) in the R-2, R-3 and R-4 zones were categorized as Low Income Units.

Moderate Units shown are only those that have been deed restricted to the moderate category.

Income Assumptions. Units built during 2006-07 are credited toward the RHNA for the new planning period. Tables A-5i and A-5j identify new units built by income category during 2006 and 2007, respectively. Of the 128 units listed in the VL and Low categories, 107 (84%) have deed restrictions. The remaining 21 units were multi-family projects without affordability restrictions. These 21 market-rate units were assigned to the Low-income category on the basis of actual rents charged for the units, or reasonable assumptions based on the rental market survey that found that all surveyed units rented in the Lower-income categories (i.e., less than \$1,750/month). The survey included 3- and 4-bedroom units. The highest rent found in the survey was \$1,650/month.

**Table A-5a**  
**Residential Development by Income Category – 1998**  
**City of Santa Paula**

| Project  | Zoning | Density | 1998     |     |     |       | Total |
|--|--------|---------|----------|-----|-----|-------|-------|
|  |        |         | Very Low | Low | Mod | Upper |       |
| 1423 E Santa Paula St. (SFR)                                     | R-1    | SFR     |          |     |     | 1     | 1     |
| 232 ½ California St. (new detached unit/multi-dwelling property) | R-2    | * 18.6  |          | 1   |     |       | 1     |
| 954 Vista Pointe Place (SFR)                                     | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 960 Vista Pointe Place (SFR)                                     | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 986 Vista Pointe Place (SFR)                                     | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 948 Vista Pointe Place (SFR)                                     | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 982 Vista Pointe Place (SFR)                                     | HR2-PD | SFR     |          |     |     | 1     | 1     |
| <b>Totals</b>  |        |         |          | 1   |     | 6     | 7     |

Notes:

\* Overbuilt

**Table A-5b**  
**Residential Development by Income Category – 1999**  
**City of Santa Paula**

| Project                      | Zoning | Density | 1999     |     |     |       | Total |
|------------------------------|--------|---------|----------|-----|-----|-------|-------|
|                              |        |         | Very Low | Low | Mod | Upper |       |
| 968 Vista Pointe Place (SFR) | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 980 Monterey Place (SFR)     | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 833 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 984 Vista Pointe Place (SFR) | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 853 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 845 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 880 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 861 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 990 Vista Pointe Place (SFR) | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 815 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 841 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 803 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 827 Vista Grande Dr. (SFR)   | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 815 Ojai Rd. (SFR)           | R-1    | SFR     |          |     |     | 1     | 1     |
| 988 Monte Vista Dr. (SFR)    | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 307 W. Sycamore St. (SFR)    | R-1    | SFR     |          |     |     | 1     | 1     |
| 991 Monte Vista Dr. (SFR)    | HR2-PD | SFR     |          |     |     | 1     | 1     |
| 752 Skyline Dr. (SFR)        | HR2-PD | SFR     |          |     |     | 1     | 1     |
| <b>Totals</b>                |        |         |          |     |     | 18    | 18    |

**Table A-5c**  
**Residential Development by Income Category – 2000**  
**City of Santa Paula**

| Project  | Zoning | Density | 2000     |          |     |           | Total     |
|--|--------|---------|----------|----------|-----|-----------|-----------|
|  |        |         | Very Low | Low      | Mod | Upper     |           |
| 987 Monte Vista Dr. (SFR)                        | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 994 Monte Vista Dr. (SFR)                        | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 998 Monte Vista Dr. (SFR)                        | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 636 Shasta Dr. (SFR)                             | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 825 Glen Way (SFR)                               | R-1    | SFR     |          |          |     | 1         | 1         |
| 911 Ventura St. (SFR)                            | C-O    | * 9.5   |          | 1        |     |           | 1         |
| 405 Monte Vista Dr. (SFR)                        | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 997 Monte Vista Dr. (SFR)                        | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 15711 W Telegraph Rd. #20 (Modular SF Dwelling)  | R-1    | SFR     |          |          |     | 1         | 1         |
| 984 Monte Vista Dr. (SFR)                        | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 703 N. 10 <sup>th</sup> St. (SFR)                | HR2-PD | SFR     |          |          |     | 1         | 1         |
| 15711 W. Telegraph Rd. #62 (Modular SF Dwelling) | R-1    | SFR     |          |          |     | 1         | 1         |
| <b>Totals</b>                                    |        |         |          | <b>1</b> |     | <b>11</b> | <b>12</b> |

Notes:

\* 1 unit currently but could have 3

**Table A-5d**  
**Residential Development by Income Category – 2001**  
**City of Santa Paula**

| Project                   | Zoning  | Density | 2001     |          |          |          | Total    |
|---------------------------|---------|---------|----------|----------|----------|----------|----------|
|                           |         |         | Very Low | Low      | Mod      | Upper    |          |
| 524 Glade Dr. (SFR-New)   | HR2-PD  | SFR     |          |          |          | 1        | 1        |
| 821 Glen Way (SFR-New)    | R-1 (a) | SFR     |          |          |          | 1        | 1        |
| 608 Shasta Dr. (SFR-New)  | HR2-PD  | SFR     |          |          |          | 1        | 1        |
| 1502 Orchard St. #C (SFR) | R-1     | SFR     |          |          |          | 1        | 1        |
| 1502 Orchard St. #D (SFR) | R-1     | SFR     |          |          |          | 1        | 1        |
| 287 View Dr. (SFR-New)    | HR2-PD  | SFR     |          |          |          | 1        | 1        |
| <b>Totals</b>             |         |         | <b>0</b> | <b>0</b> | <b>0</b> | <b>6</b> | <b>6</b> |

**Table A-5e**  
**Residential Development by Income Category – 2002**  
**City of Santa Paula**

| Project  | Zoning | Density | 2002     |          |          |          | Total     |
|--|--------|---------|----------|----------|----------|----------|-----------|
|  |        |         | Very Low | Low      | Mod      | Upper    |           |
| 610 Glade Dr. (SFR-New)  | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 540 Foothill Rd. (SFR)   | R-1    | SFR     |          |          |          | 1        | 1         |
| 1069 E. Santa Paula St. (new detached unit/multi-unit property)                  | R-2    | 11      |          | 1        |          |          | 1         |
| 214 View Dr. (SFR-New)   | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 3880 Ojai Rd. (SFR-New)  | R-1    | SFR     |          |          |          | 1        | 1         |
| 545 Monte Vista Dr. (SFR-New)  | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 513 E. Santa Barbara St. (New detached unit/multi-unit property)                 | R-2    | 5       |          | 1        |          |          | 1         |
| 207 E. Santa Paula St. "B" (New detached unit/multi-unit property)               | R-2    | 10      |          | 1        |          |          | 1         |
| 1130 Cliff Dr. (SFR-New)   | R-A    | SFR     |          |          |          | 1        | 1         |
| 839 Monte Vista (SFR-New)  | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 622 N. Oak St. (New detached unit/multi-unit property) (30 year Deed Restricted) | R-2    | 14.6    |          |          | 1        |          | 1         |
| <b>Totals</b>  |        |         | <b>0</b> | <b>3</b> | <b>1</b> | <b>7</b> | <b>11</b> |

**Table A-5f**  
**Residential Development by Income Category – 2003**  
**City of Santa Paula**

| Project  | Zoning | Density | 2003     |          |          |          | Total     |
|--|--------|---------|----------|----------|----------|----------|-----------|
|  |        |         | Very Low | Low      | Mod      | Upper    |           |
| 598 Ridgecrest Dr. (SFR-New)                             | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 585 Monte Vista Dr. (SFR-New)                            | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 625 Lassen Dr. (SFR-New)                                 | HR2-PD | SFR     |          |          |          | 1        | 1         |
| 445 Atmore (SFR-New)                                     | R-1    | SFR     |          |          |          | 1        | 1         |
| 113 S. Oak St. (4-unit apartment)                        | R-2    | 23.2    |          | 4        |          |          | 4         |
| 318 ½ Acacia Rd. (New detached unit/multi-unit property) | R-2    | 7.9     |          | 1        |          |          | 1         |
| 327 N. Mill St. (SFR-New)                                | R-1    | SFR     |          |          |          | 1        | 1         |
| <b>Totals</b>  |        |         | <b>0</b> | <b>5</b> | <b>0</b> | <b>5</b> | <b>10</b> |

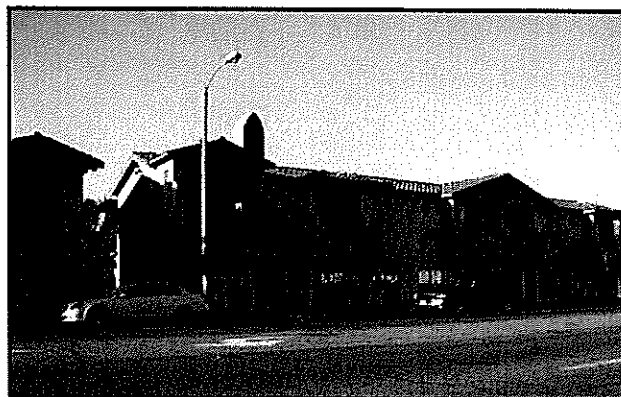
**Table A-5g**  
**Residential Development by Income Category – 2004**  
**City of Santa Paula**

| Project  | Zoning | Density<br>(units/acre) | 2004        |           |          |           | Total     |
|--|--------|-------------------------|-------------|-----------|----------|-----------|-----------|
|  |        |                         | Very<br>Low | Low       | Mod      | Upper     |           |
| 543 Glade Dr. (SFR-New)  | HR2-PD | SFR                     |             |           |          | 1         | 1         |
| 644 Ridgecrest Dr. (SFR-New)   | HR2-PD | SFR                     |             |           |          | 1         | 1         |
| 1204 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 1206 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 1212 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 1214 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 1220 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 1226 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 1232 Grant Line St. (SFR-New)  | R-1a   | SFR                     |             |           |          | 1         | 1         |
| 708 Encino St. (SFR-New)   | R-1    | SFR                     |             |           |          | 1         | 1         |
| 1304 High St. (Manf. Unit/multi-unit property)                         | R-2    | 12.9                    |             | 1         |          |           | 1         |
| 1104 New St. (SFR)<br>(30-year Deed Restricted for low to mod)         | R-3    | 8.4                     |             |           | 1        |           | 1         |
| 765 Skyline Dr. (SFR)  | HR2-PD | SFR                     |             |           |          | 1         | 1         |
| *134 N. Mill (Apt. B) – Glenn Tavern Inn Apt                           | C-O    | N/A                     |             | 1         |          |           | 1         |
| 602 Glade (SFR)  | HR2-PD | SFR                     |             |           |          | 1         | 1         |
| *134 N. Mill (Apt. 4) – Glenn Tavern Inn Apt                           | C-O    | N/A                     |             | 1         |          |           | 1         |
| 519 E. Harvard (Mixed use/ Apt. Bldg.)**<br>(deed restricted 45 years) | C-G    | 28                      | 2           | 26        |          |           | 28        |
| 141 N. Oak St. (SFR-Mfg. Home)   | R-3    | 8.9                     |             | 1         |          |           | 1         |
| 122 N. 4 <sup>th</sup> St. (SFR-New)                                   | R-3    | 5.4                     |             | 1         |          |           | 1         |
| 1338 Saticoy St. (SFR-New)   | R-1    | SFR                     |             |           |          | 1         | 1         |
| <b>Totals</b>  |        |                         | <b>2</b>    | <b>31</b> | <b>1</b> | <b>13</b> | <b>47</b> |

Notes:

\* Glen Tavern Inn

\*\* Citrus Court, 28 Residential units + 10 Commercial units.  
 Rental agents for Citrus Court verified that current market rates  
 of \$900-\$950 for 1-bedroom units and \$1,295 for 2-bedroom  
 units are at or below affordability restrictions (see photo).



**Table A-5h**  
**Residential Development by Income Category – 2005**  
**City of Santa Paula**

| Project   | Zoning  | Density | 2005     |           |     |          | Total     |
|---|---------|---------|----------|-----------|-----|----------|-----------|
|   |         |         | Very Low | Low       | Mod | Upper    |           |
| 622 Ridgecrest (SFR-New)  | HR2-PD  | SFR     |          |           |     | 1        | 1         |
| 423 N. 7 <sup>th</sup> (SFR-improv.) (SUP)                          | R-1     | SUP     |          | 1         |     |          | 1         |
| 1380 Orchard St. (2 New detached units/multi-unit property)         | R-2     | 7.7     |          | 2         |     |          | 2         |
| 624 Shasta Dr. (SFR)  | HR2-PD  | SFR     |          |           |     | 1        | 1         |
| 1111 E. Ventura St. A & B (Apts)                                    | R-3     | 10.3    |          | 2         |     |          | 2         |
| 737 E. Pleasant St. (SFR-New)                                       | R-1     | SFR     |          |           |     | 1        | 1         |
| 244 Craig Dr. (Remodel and Posted)                                  | R-1     | SFR     |          |           |     | 1        | 1         |
| 1231 Saticoy St. (new detached unit/multi-unit property)            | R-2     | 15      |          | 1         |     |          | 1         |
| 435 N. 10 <sup>th</sup> St. (new detached unit/multi-unit property) | R-3     | 10.4    |          | 1         |     |          | 1         |
| 640 Acacia Rd. (new detached unit/multi-unit property)              | R-2     | 7.3     |          | 1         |     |          | 1         |
| 221 E. Santa Paula St. (new detached unit/multi-unit property))     | R-2     | 13      |          | 1         |     |          | 1         |
| 511 N. Oak St. (new detached unit/multi-unit property)              | R-2     | 11.6    |          | 1         |     |          | 1         |
| 905 E. Pleasant St. (Manf. Home)                                    | R-1 (a) | SFR     |          |           |     | 1        | 1         |
| <b>Totals</b>   |         |         |          | <b>10</b> |     | <b>5</b> | <b>15</b> |



**Table A-5i**  
**Residential Development by Income Category – 2006**  
**City of Santa Paula**

| Project  | Zoning | Density | Monthly Rent*                   | 2006      |           |          |           | Total     |
|--|--------|---------|---------------------------------|-----------|-----------|----------|-----------|-----------|
|  |        |         |                                 | Very Low  | Low       | Mod      | Upper     |           |
| 138 N. 12 <sup>th</sup> St. # A, B, C, & D Apartments              | R-2    | 21      | 1 unit deed restricted 45 years |           | 1         |          | 3         | 4         |
| 310 Acacia Rd & 312 (two new detached units-Multi-unit property)   | R-2    | 16      | Studio \$700. 3br \$1,650       |           | 2         |          |           | 2         |
| 900 Montclair Dr. (SFR)  | HR2-PD | SFR     |                                 |           |           |          | 1         | 1         |
| 239 S. 4 <sup>th</sup> St. (new detached unit-Multi-unit property) | R-3    | 13      | ***                             |           | 1         |          |           | 1         |
| 320 W. Harvard Blvd. (Commercial / Apts)                           | C-G    | 47      | 100% deed restricted 45 yrs     | 40        |           |          |           | 40        |
| 1300 Ojai Rd. (Residential/ SFR)                                   | R-1    | SFR     |                                 |           |           |          | 1         | 1         |
| 1427 E. Santa Paula St. (second unit)                              | R-1    | SFR     | ***                             |           | 1         |          |           | 1         |
| 442 N. 14 <sup>th</sup> St. # A & # B (Apt)                        | R-2    | 13.4    | ***                             |           | 2         |          |           | 2         |
| March and Dean Project ** (Condos)                                 | R-4    | 18      |                                 |           |           |          | 36        | 36        |
| 324 Acacia Rd. (new detached unit/multi-unit property)             | R-2    | 12      | 2 br \$1,250                    |           | 1         |          |           | 1         |
| 324 ½ Acacia Rd. (new detached unit/multi-unit property)           | R-2    | 12      | 2 br \$1,250                    |           | 1         |          |           | 1         |
| 320 ½ E. Santa Paula St. (new detached unit/multi-unit property))  | R-2    | 12      | 2 br \$1,395                    |           | 1         |          |           | 1         |
| 200 Ventura St. # A & B (Apts.)                                    | R-3    | 14      | ***                             |           | 2         |          |           | 2         |
| 418 Ojai Rd (apts)   | R-2 PD | 13      | ***                             |           | 3         |          |           | 3         |
| 127 ½ Arthur Ave (second unit on first floor of main dwelling)     | R-1 PD | SFR     | ***                             |           | 1         |          |           | 1         |
| 820 Virginia Terrace   | R-1(a) | SFR     |                                 |           |           |          | 1         | 1         |
| <b>Totals</b>  |        |         |                                 | <b>40</b> | <b>16</b> | <b>0</b> | <b>42</b> | <b>98</b> |

## Notes:

\* Based on focused rent survey conducted March 2009 or deed restrictions

\*\* 18 1,000-square-foot units and 18 1,800-square-foot units (Paid in-lieu fee of \$429,064 instead of deed restrictions)

\*\*\*Market-rate units assumed to be affordable at the Low level based on survey of comparable units (see Chapter II for income categories). All second units are assumed to be affordable at the Low level.

**Table A-5j**  
**Residential Development by Income Category – 2007**  
**City of Santa Paula**

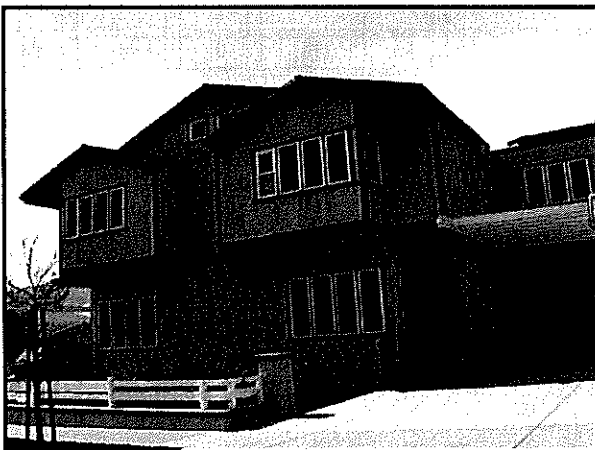
| Project   | Zoning | Density | Monthly Rent*                  | 2007      |          |          |           | Total     |
|---|--------|---------|--------------------------------|-----------|----------|----------|-----------|-----------|
|   |        |         |                                | Very Low  | Low      | Mod      | Upper     |           |
| 416 Dartmouth Rd. (SFR)   | R-1    | SFR     |                                |           |          |          | 1         | 1         |
| 200 West Santa Anna Street (Apts.)  | R-3    | 17.3    | 100% deed restricted 45 yrs    | 24        |          |          |           | 24        |
| 579 Glade Dr. (SFR)   | HR2-PD | SFR     |                                |           |          |          | 1         | 1         |
| 622 E. Main St. (Apts.) **  | C-G    | 55.3    | 100% deed restricted 45 yrs    | 41        |          |          |           | 41        |
| 613 Acacia Rd. (new unit/multi-unit property)                                 | R-2    | 3.7     | 4 br (free to family member)   |           | 1        |          |           | 1         |
| 613 Foothill Rd. (SFR)  | R-1    | SFR     |                                |           |          |          | 1         | 1         |
| 226 Stanford St. (new second unit)  | R-2    | 9.0     | ***                            |           | 1        |          |           | 1         |
| Larmon Loop – Reider Project (Condos)   | R-3    | 18      | 2 units deed-restricted 45 yrs | 1         |          | 1        | 13        | 15        |
| 613 Foothill Rd. (SFR)  | R-1    | SFR     |                                |           |          |          | 1         | 1         |
| 643 Acacia Rd. (new unit/multi-unit property)                                 | R-2    | 4.6     | 2 br \$1,500                   |           | 1        |          |           | 1         |
| 1406 Ojal Road (new second unit)  | R-A-20 | SFR     | ***                            |           | 1        |          |           | 1         |
| 326 N. 8 <sup>th</sup> Street (SFR)   | R-1    | SFR     |                                |           |          |          | 1         | 1         |
| 128 and 128½ N. Oak Street (2 new units/multi-unit property; see photo below) | R-2    | 13.3    | 3 br \$1,500                   |           | 2        |          |           | 2         |
| <b>Totals</b>   |        |         |                                | <b>66</b> | <b>6</b> | <b>1</b> | <b>18</b> | <b>91</b> |

## Notes:

\* Based on focused rent survey conducted March 2009 or deed restrictions

\*\* 41 units - apartment type construction, not condominiums

\*\*\*Market-rate units assumed to be affordable at the Low level based on survey of comparable units (see Chapter II for income categories). All second units are assumed to be affordable at the Low level.



2 new 3-bd units (\$1,500/mo) at 128 and 128 ½ N. Oak Street

## Appendix B Residential Land Inventory 2006-2014

The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-3.

### 1. Affordable Units Built 2006-2007

Table A-4 (Appendix A) summarized residential projects completed during 2006 and 2007. According to the RHNA methodology, units built after January 1, 2006 are credited against the total RHNA allocation for this planning period. The City's remaining net RHNA is summarized as follows:

|                            | Income Category |     |     |       |       |
|----------------------------|-----------------|-----|-----|-------|-------|
|                            | VL              | Low | Mod | Above | Total |
| RHNA (total)               | 453             | 390 | 462 | 936   | 2,241 |
| Units Completed 2006       | 40              | 16  | 0   | 42    | 98    |
| Units Completed 2007       | 66              | 6   | 1   | 18    | 91    |
| Subtotal - Units Completed | 106             | 22  | 1   | 60    | 189   |
| RHNA (net remaining)       | 347             | 368 | 461 | 876   | 2,052 |

Source: City of Santa Paula Planning Dept. and Fire Dept. Code Enforcement, 2/2008

### 2. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Table B-1. These projects include 146 Lower-income units, no Moderate units, and 83 Above-moderate units. The income categories for new units listed in Table B-1 are based either on deed restrictions imposed in connection with assistance programs, or market conditions (see discussion in Section D.4 of Chapter II on housing costs). Most noteworthy is that all new rental units are assumed to meet Low-income standards based on local market conditions and the Ventura County affordability categories (Table II-19). This assumption is based on the 2009 maximum affordable rental rate (based on a family of 4) for Low-income units of \$1,750 per month and a market survey of rental units, which found that all surveyed units were offered at less than the low-income rent limit. With regard to for-sale units, all new single-family detached units are assumed to be above-moderate unless otherwise required through deed restrictions, while condos are conservatively assumed to fall within the Moderate-income category even though recent sales were priced at the Low-income level (see Chapter II, Table II-21).

### 3. Vacant Land

Tables B-2 and B-3 and Figure B-1 summarize vacant parcels designated for residential development. Table B-2 shows parcels currently within the City boundaries and Table B-3

shows parcels within the City's Sphere of Influence. Development of the Sphere of Influence during the current planning period was assumed in the Ventura County Regional Housing Needs Assessment, which was adopted by SCAG and approved by HCD.

Income Assumptions. State law<sup>24</sup> identifies "default" densities that are assumed to be appropriate to facilitate the development of lower-income housing. For Santa Paula, and most other jurisdictions in Ventura County, the default density is 20 units/acre. However, state law provides that sites allowing development at lower than the default density may also be appropriate for lower-income housing based on an analysis of local conditions. In Santa Paula, the R-3 (maximum 21 units/acre) and R-4 (maximum 29 units/acre) zones are higher than the default density, and therefore are assumed to be suitable for lower-income housing. The R-2 zone allows multi-family development at up to 15 units/acre (excluding density bonus), which is lower than the default density. However, based on local market conditions, all multi-family rental units in Santa Paula are affordable to lower-income households (including newly-built units). As noted in the Housing Needs Assessment (Chapter II) and Appendix A (Tables A-5i and A-5j), all surveyed rental units were affordable in the VL or low categories (i.e., less than \$1,750/month). The survey included 3- and 4-bedroom units. The highest rent found in the survey was \$1,650/month. This survey demonstrates that it is reasonable to assume that multi-family rental housing affordable to lower-income households is feasible in all zones, including R-2 where the maximum density is lower than the default density.

Units built after January 1, 2006 are credited toward the RHNA for the new planning period. Tables A-5i and A-5j identify new units built by income category during 2006 and 2007, respectively. Of the 128 units listed in the VL and low categories, 107 (84%) have deed restrictions. The remaining 21 units were multi-family projects without affordability restrictions. These 21 market-rate units were assigned to the low-income category on the basis of a focused rental survey of the listed units and the rental market survey noted above. Attempts were made to contact every owner of new market-rate multi-family units built since January 1, 2006. While rental information could not be obtained for every unit, the City was able to collect data on 8 of the 16 targeted projects. All units within the focused survey sample were verified to be renting in the VL/L categories. The focused survey of recently approved units is consistent with the rental market survey of other units, which found all units renting in the VL/L categories. On this basis, it is reasonable to assume that the remaining new units are also affordable at the low-income level. The assumption of market rate affordability is further supported by information provided by the rental agent for the Citrus Court apartments, a recently built



**Citrus Court Apartments**

<sup>24</sup> California Government Code Sec. 65583.2.c.3.B

mixed-use project with 28 deed-restricted rental units. According to the agent, current market rates of \$900-\$950 for 1-bedroom units and \$1,295 for 2-bedroom units are at or below the affordability restrictions for the project.

All single-family detached sites were assigned to the above-moderate category.

Realistic Development Capacity – In order to estimate the realistic development capacity of vacant sites, a review of recent projects was conducted and is summarized below. This analysis is based on the development trends reflected in Tables A-5a through A-5j in Appendix A.

- Single-Family Residential (R-1, R2-PD, HR2-PD) – Sites zoned for single-family development assume one unit per parcel.
- Medium Density Residential (R-2) – Maximum density is 15 units/acre in the R-2 zone, however a conservative capacity of 12 units/acre has been assumed based on recent development trends. During the previous planning period, the densities of R-2 projects with 3 or more units ranged from 13 to 23 units/acre.
- Medium High Density Residential (R-3) – Maximum density is 21 units/acre in the R-3 zone, however a capacity of 18 units/acre has been assumed based on an average density of 18 units/acre for recent projects with more than 2 units.
- High Density Residential (R-4) – Maximum density is 29 units/acre in the R-4 zone, however a capacity of 16 units/acre has been assumed based on recent development patterns.
- Mixed-Use – Recently approved and built mixed-use projects ranged from 14 to 55 units/acre, with an average of 30 units/acre (see Table IV-3). A conservative capacity of 25 units/acre has been assumed for future development of vacant sites, however. Commercial development must occupy a minimum of 30% of the ground floor including the entire building frontage of the primary street. Currently, Santa Paula has a high commercial vacancy rate. The recent Citrus Court mixed-use development discussed above has 10 commercial units of which only one is occupied. Under current market conditions the capacity for residential development is unlikely to be diminished by competing non-residential uses.

Development Capacity of Small Sites. The vast majority (92%) of potential lower-income units in the vacant land inventory is attributed to sites over ½ acre in size. Five of the vacant residential sites (Table B-2) and five of the vacant commercial/mixed-use (Table B-5) are ½-acre or less in size. A review of the residential development by income category between 1998 and 2007 (Tables 5a-5j) demonstrates the feasibility of producing lower-income units on small parcels. As noted in Chapter II and Appendix A, market rents in Santa Paula are affordable to low-income households, therefore small infill projects help to serve this need.

Additionally, smaller sites and inclusionary housing requirements serve to further the geographic balance of affordable housing. This approach helps to counterbalance concentrations of lower-income housing that may be created as a result of funding program requirements.

Land Inventory Summary

The results of the land inventory analysis are summarized as follows:

|  | Income Category |      |       |       |
|--|-----------------|------|-------|-------|
|  | Lower           | Mod  | Above | Total |
| Units approved or under construction (Table B-1) | 146             | 0    | 83    | 229   |
| Vacant land – residential (Table B-2)            | 34              | 0    | 127   | 161   |
| Vacant land – Sphere of Influence (Table B-3)    | 445             | 448  | 1,978 | 2,871 |
| Underutilized land – residential (Table B-4)     | 361             | 0    | 0     | 361   |
| Vacant land - com/mxd use (Table B-5)            | 101             | 0    | 0     | 101   |
| Potential second units                           | 14              | 0    | 0     | 14    |
| Subtotal   | 1,101           | 448  | 2,188 | 3,737 |
| RHNA (net 2008-2014)                             | 715             | 461  | 876   | 2,052 |
| Surplus (Deficit)                                | 386             | (13) | 1,312 | 1,685 |

Source: City of Santa Paula Planning Dept., 4/2009

This summary demonstrates that the City's land inventory exceeds the remaining RHNA allocation in the lower- and above-moderate-income categories, but a small shortfall exists in the moderate-income category. However, the surplus of potential sites in the lower-income category exceeds the moderate-income shortfall, therefore the intent of the RHNA is satisfied.

**Table B-1  
Approved Residential Projects  
City of Santa Paula**

| Project  | Zoning | Density<br>(du/ac) | Approved Projects |           |          |           | Total      |
|--|--------|--------------------|-------------------|-----------|----------|-----------|------------|
|  |        |                    | Very<br>Low       | Low       | Mod      | Upper     |            |
| 234 W. Harvard (COA restricts 2 units to very low and 5 low to moderate—CEDC committed to providing 34 "lower" income units) | C-G    | 29                 | 2*                | 33*       |          |           | 35         |
| 192 View Drive   | HR2-PD | SFR                |                   |           |          | 1         | 1          |
| 864 Montclair Drive  | HR2-PD | SFR                |                   |           |          | 1         | 1          |
| 301 Garcia Alley   | R-1    | SFR                |                   |           |          | 1         | 1          |
| Comstock Homes N. 10 <sup>th</sup> Street<br>(In-lieu fee with no deed restricted units)                                     | R-2PD  | SFR                |                   |           |          | 75        | 75         |
| 211 S. Palm Ave. New Duplex Unit   | R-3    | 13                 |                   | 2         |          |           | 2          |
| 1696 Ojai Road   | R-1    | SFR                |                   |           |          | 1         | 1          |
| 437 N. 12 <sup>th</sup> Street -- new unit   | R-2    | 13                 |                   | 1         |          |           | 1          |
| 749 Skyline Drive  | HR2-PD | SFR                |                   |           |          | 1         | 1          |
| 434 14 <sup>th</sup> Street (2 multi-family units)   | R-2    | 13                 |                   | 2         |          |           | 2          |
| 438 14 <sup>th</sup> Street (2 multi-family units)   | R-2    | 13                 |                   | 2         |          |           | 2          |
| 540 Glade  | HR2-PD | SFR                |                   |           |          | 1         | 1          |
| 611 Acacia (new unit)  | R-2    | 7                  |                   | 1         |          |           | 1          |
| 720 E. Main Street (1 unit to be deed restricted) 6 multi-family apartments  | C-G    | 14                 |                   | 6*        |          |           | 6          |
| 507 N. Oak Street (new second dwelling)  | R-2    | 12                 |                   | 1         |          |           | 1          |
| 15891 W. Telegraph Road ( 2-units)   | C-G    | 15                 |                   | 2         |          |           | 2          |
| 630 Acacia (new second dwelling unit)  | R-2    | 8                  |                   | 1         |          |           | 1          |
| 815 Montclair Place  | HR2-PD | SFR                |                   |           |          | 1         | 1          |
| 876 Montclair Place  | HR2-PD | SFR                |                   |           |          | 1         | 1          |
| 1115 E. Harvard Blvd. (3 new dwelling units)   | C-G    | 18                 |                   | 3         |          |           | 3          |
| 210 Santa Barbara St. (Paseo Santa Barbara)  | R-4    | 15                 | 59*               | 31*       |          |           | 90         |
| <b>Totals</b>  |        |                    | <b>61</b>         | <b>85</b> | <b>0</b> | <b>83</b> | <b>229</b> |

These are projects which have been approved and are either under construction, are in for plan check or have simply been approved, but have not yet submitted building plans.

\*Affordability restrictions (other lower-income units based on market conditions)

**Table B-2**  
**Vacant Residential Sites Inventory – City**

| Map No.       | Site Address            | APN        | Zoning | Acreage | Density* (du/ac) | Potential Units | Units by Income Category |          |            |
|---------------|-------------------------|------------|--------|---------|------------------|-----------------|--------------------------|----------|------------|
|               |                         |            |        |         |                  |                 | VL/L                     | Mod      | Upper      |
| 2             | SHASTA DR               | 380160115  | HR2PD  | 0.33    | 3                | 1               |                          |          | 1          |
| 3             | LAVUELTA                | 1000093215 | HR2PD  | 0.17    | 3                | 1               |                          |          | 1          |
| 4             | 18 MC KEVETT RD         | 1000101125 | HR2PD  | 0.23    | 3                | 1               |                          |          | 1          |
| 5             | LOMA VISTA              | 1000111075 | HR2PD  | 0.28    | 3                | 1               |                          |          | 1          |
| 6             | LOMA VISTA              | 1000111225 | HR2PD  | 0.19    | 3                | 1               |                          |          | 1          |
| 8             | 480 MONTE VISTA DR      | 1000220165 | HR2PD  | 0.55    | 3                | 1               |                          |          | 1          |
| 9             | 508 GLADE DR            | 1000250015 | HR2PD  | 0.37    | 3                | 1               |                          |          | 1          |
| 10            | 593 GLADE DR            | 1000250045 | HR2PD  | 0.4     | 3                | 1               |                          |          | 1          |
| 11            | 563 GLADE DR            | 1000250095 | HR2PD  | 0.37    | 3                | 1               |                          |          | 1          |
| 13            | 566 GLADE DR            | 1000250165 | HR2PD  | 0.37    | 3                | 1               |                          |          | 1          |
| 14            | VIEW DR                 | 1000250255 | HR2PD  | 0.44    | 3                | 1               |                          |          | 1          |
| 15            | VIEW DR                 | 1000250265 | HR2PD  | 0.44    | 3                | 1               |                          |          | 1          |
| 16            | 214 VIEW DR             | 1000250305 | HR2PD  | 0.38    | 3                | 1               |                          |          | 1          |
| 18            | VIEW DR                 | 1000250325 | HR2PD  | 0.44    | 3                | 1               |                          |          | 1          |
| 19            | MONTCLAIR DR            | 1000300045 | HR2PD  | 2.42    | 1                | 2               |                          |          | 2          |
| 20            | MONTCLAIR DR            | 1000300085 | HR2PD  | 2.07    | 1                | 2               |                          |          | 2          |
| 21            | 839 MONTE VISTA DR      | 1000300095 | HR2PD  | 1.68    | 1                | 1               |                          |          | 1          |
| 22            | MONTCLAIR DR            | 1000300105 | HR2PD  | 1.58    | 1                | 1               |                          |          | 1          |
| 24            | MONTE VISTA DR          | 1000300155 | HR2PD  | 1.44    | 1                | 1               |                          |          | 1          |
| 43            | FAGAN AREA              | 1020140015 | HR2PD  | 20.56   | 2                | 41              |                          |          | 41         |
| 44            | FAGAN AREA              | 1020140035 | HR2PD  | 12.35   | 3                | 37              |                          |          | 37         |
| 67            | SPARKLE SUB.            | 0400200755 | R-1    | 11.53   | 4                | 19              |                          |          | 19         |
| 7             | 6 <sup>TH</sup> STREET  | 1000161155 | R-1    | 0.57    | 4                | 2               |                          |          | 2          |
| 26            | SAY RD                  | 1010062305 | R-1    | 0.45    | 4                | 1               |                          |          | 1          |
| 27            | WOODLAND DR             | 1010062415 | R-1    | 0.14    | 4                | 1               |                          |          | 1          |
| 28            | WOODLAND DR             | 1010062485 | R-1    | 0.28    | 4                | 1               |                          |          | 1          |
| 29            | WOODLAND DR             | 1010062495 | R-1    | 0.1     | 4                | 1               |                          |          | 1          |
| 30            | WOODLAND DR             | 1010062565 | R-1    | 0.33    | 4                | 1               |                          |          | 1          |
| 31            | WOODLAND DR             | 1010062595 | R-1    | 0.39    | 4                | 1               |                          |          | 1          |
| 39            | 129 GARCIA ALLEY        | 1010242325 | R-1    | 0.2     | 4                | 1               |                          |          | 1          |
| 32            | RICHMOND DR             | 1010112195 | R-2    | 0.39    | 12               | 4               | 4                        |          |            |
| 33            | 5—13 <sup>TH</sup> ST   | 1010122265 | R-2    | 0.15    | 12               | 1               | 1                        |          |            |
| 36            | 430 14 <sup>TH</sup> ST | 1010151195 | R-2    | 0.15    | 12               | 1               | 1                        |          |            |
| 37            | 306.5 SYCAMORE ST       | 1010182115 | R-2    | 0.31    | 12               | 3               | 3                        |          |            |
| 42            | 12 ST/HARVARD BLVD      | 1010273095 | R-2    | 1.2     | 12               | 14              | 14                       |          |            |
| 41            | 1306 VENTURA            | 1010283025 | R-2    | 0.12    | 12               | 1               | 1                        |          |            |
| 45            | CEMETERY RD             | 1020301015 | R-2    | 0.81    | 12               | 9               | 9                        |          |            |
| 38            | 140 12 <sup>TH</sup> ST | 1010221045 | R-3    | 0.09    | 18               | 1               | 1                        |          |            |
| <b>TOTALS</b> |                         |            |        |         |                  | <b>161</b>      | <b>34</b>                | <b>0</b> | <b>127</b> |

\* Assumed density of R-2 and R-3 zones has been adjusted downward to reflect realistic capacity based on recent projects.



**Table B-3  
Vacant Residential Sites Inventory – Sphere of Influence**

| Site                   | APN            | Zoning*       | Acreage      | Density*<br>(du/ac) | Potential<br>New Units | Potential Units |            |              |
|------------------------|----------------|---------------|--------------|---------------------|------------------------|-----------------|------------|--------------|
|                        |                |               |              |                     |                        | Lower           | Mod        | Upper        |
|                        | 0380090145     | RHS           | 59           | 2                   | 118                    |                 |            | 118          |
|                        | 0380090170     | RHS           | 50.2         | 2                   | 88                     |                 |            | 88           |
|                        | 0380110055     | RSF           | 1.93         | 4                   | 7                      |                 |            | 7            |
| 3299 OJAI RD           | 0380110120     | RSF           | 4.74         | 4                   | 18                     |                 |            | 18           |
| 4065 OJAI RD           | 0380110200     | RSF           | 3.13         | 4                   | 12                     |                 |            | 12           |
| 3452 OJAI RD           | 0400150195     | RSF           | 2.32         | 4                   | 9                      |                 |            | 9            |
| 3554 N OJAI RD         | 0400150295     | RSF           | 2.39         | 4                   | 9                      |                 |            | 9            |
|                        | 0400170370     | RSF           | 0.3          | 4                   | 1                      |                 |            | 1            |
|                        | 0400170385     | RSF           | 7.52         | 4                   | 30                     |                 |            | 30           |
|                        | 0400170425     | RSF           | 14.44        | 4                   | 57                     |                 |            | 57           |
|                        | 0400170495     | RSF           | 0.43         | 4                   | 1                      |                 |            | 1            |
|                        | 0400170520     | RSF           | 0.45         | 4                   | 1                      |                 |            | 1            |
|                        | 0400180505     | RSF           | 0.38         | 4                   | 1                      |                 |            | 1            |
| NW cor/Peck & Foothill | 0970020085     | Specific Plan | 32.5         | 2                   | 74                     |                 |            | 74           |
|                        | Adams Canyon   | RHS           | 5,413        |                     | 495                    |                 |            | 495          |
|                        | East Area 1*** | Specific Plan | 501          |                     | 1,500                  | 445**           | 448        | 607          |
|                        | Fagan Canyon   | HE-PD         | 2,173        |                     | 450                    |                 |            | 450          |
| <b>TOTALS-Sphere</b>   |                |               | <b>8,267</b> |                     | <b>2,871</b>           | <b>445</b>      | <b>448</b> | <b>1,978</b> |

\* Existing County of Ventura zoning. Properties will be rezoned upon annexations.

\*\*Affordability assumptions based upon designated product types, densities and real estate market conditions as discussed in Sec. B.3 above

\*\*\*See also Figures B-1a through B-1e and discussion in Section IV.A.1 and Chapter V, Program 16

### **East Area 1 Status and Development Assumptions**

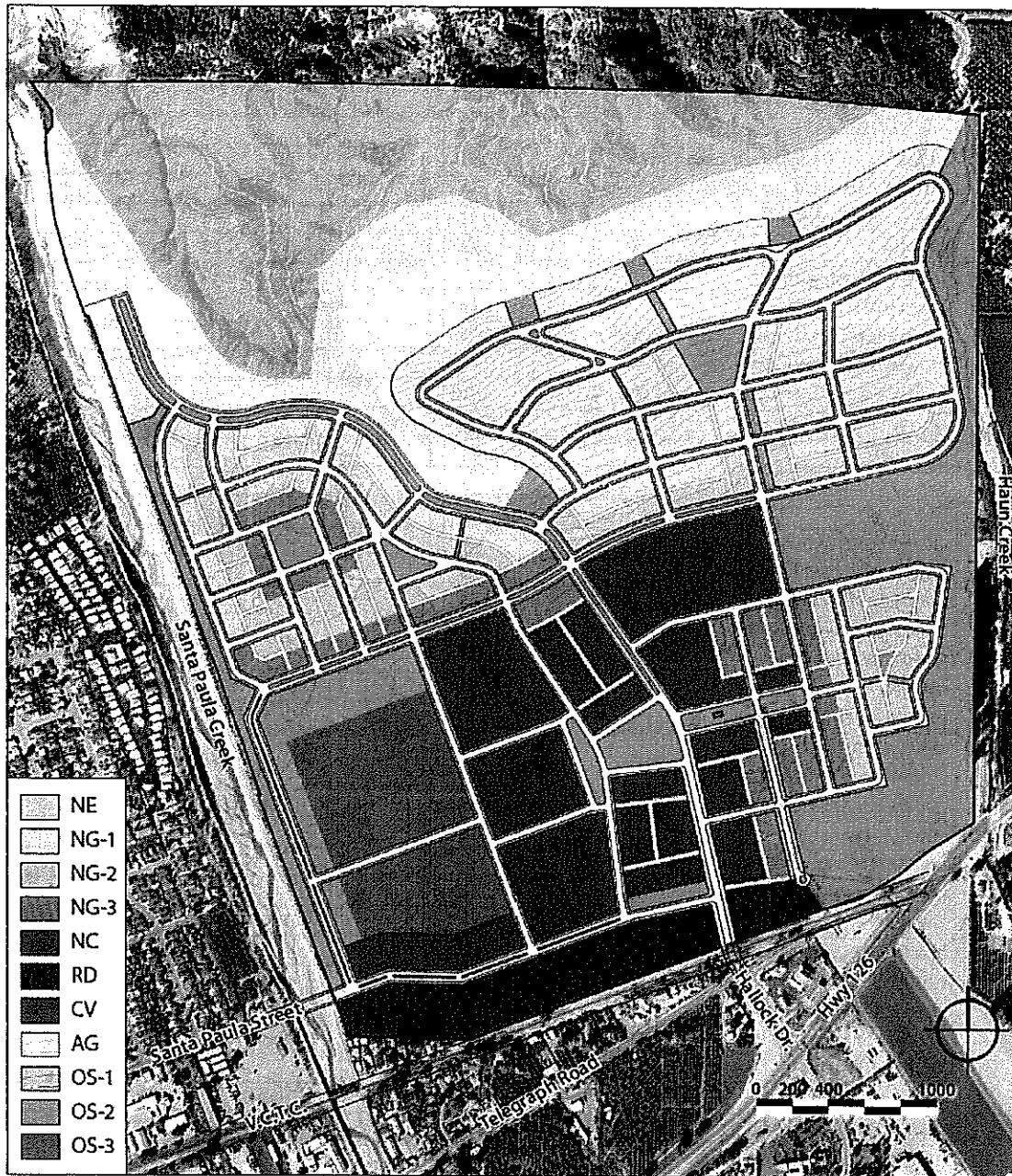
Annexation status. East Area 1 is currently unincorporated territory within the Santa Paula Sphere of Influence. The City approved a Specific Plan for the property in February 2008. In June 2008 voters approved an amendment to the City Urban Restriction Boundary (CURB) limit to allow development within this area. An amendment to the Santa Paula/Fillmore/County Greenbelt has also been approved consistent with the Specific Plan. The City expects to file an annexation application with LAFCo in 2010.

An inventory of existing parcels within the East Area 1 project area is shown in Figure B-1e. The property is currently within unincorporated Ventura County; therefore the approved City zoning regulations will become effective upon completion of the annexation process.

Affordability assumptions. Since no individual development projects have been submitted to the City for review, affordability assumptions are based on the provisions of AB 2348 (Government Code Sec. 65583.2.c.3.B) which identifies 20 units/acre as

suitable for lower-income housing in Santa Paula. Based on an analysis of residential development standards, Planning Area D includes the potential for 445 units at densities of 20+ units/acre. This represents 30 percent of the 1,500 total housing units in East Area 1.

**Figure B-1a**  
**East Area 1 Specific Plan**  
**Regulating Plan**



**Figure B-1b  
East Area 1 Specific Plan  
Land Use Summary**

| Planning Area                        | Land Use                                  | Acreage      | Light Ind.<br>SF by<br>Planning<br>Area | Commercial<br>SF by<br>Planning<br>Area | Civic/<br>Institutional<br>SF by<br>Planning Area | Dwelling<br>Units by<br>Planning<br>Area |
|--------------------------------------|---|--------------|---|---|---|--|
| <b>A</b>                             | <b>Santa Paula Creek Neighborhood</b>     |              |   |   |   |  |
|                                      | RESIDENTIAL: NE,NG1-3                     | 33.1         |   |   |   | 326                                      |
|                                      | UNDEVELOPED LAND: PARKS, GREENWAYS        | 5.1          |   |   |   |  |
|                                      | UNDEVELOPED LAND: AGRICULTURAL PRESERVE   | 14.3         |   |   |   |  |
|                                      | ROADS, MEDIANS, ETC.                      | 21.4         |   |   |   |  |
|                                      | <b>Subtotal</b>                           | <b>73.9</b>  |   |   |   | <b>326</b>                               |
| <b>B</b>                             | <b>Foothill Neighborhood</b>              |              |   |   |   |  |
|                                      | RESIDENTIAL: NE,NG1-2                     | 66.4         |   |   |   | 359                                      |
|                                      | UNDEVELOPED LAND: OPEN SPACE PRESERVE     | 79.4         |   |   |   |  |
|                                      | UNDEVELOPED LAND: PARKS, GREENWAYS        | 11.4         |   |   |   |  |
|                                      | UNDEVELOPED LAND: AGRICULTURAL PRESERVE   | 40.7         |   |   |   |  |
|                                      | ROADS, MEDIANS, ETC.                      | 26.0         |   |   |   |  |
|                                      | <b>Subtotal</b>                           | <b>223.9</b> |   |   |   | <b>359</b>                               |
| <b>C</b>                             | <b>Santa Paula Creek Civic District</b>   |              |   |   |   |  |
|                                      | CIVIC: SCHOOL                             | 8.3          |   |   | 110,400   |  |
|                                      | CIVIC: SHARED FACILITIES                  | 5.6          |   |   | 65,000  |  |
|                                      | CIVIC: POSTSECONDARY EDUCATION            | 11.6         |   |   | 165,000   |  |
|                                      | UNDEVELOPED LAND: SHARED ATHLETIC FIELDS  | 23.2         |   |   |   |  |
|                                      | UNDEVELOPED LAND: PARKS, GREENWAYS        | 12.0         |   |   |   |  |
|                                      | ROADS, MEDIANS, ETC.                      | 13.1         |   |   |   |  |
|                                      | <b>Subtotal</b>                           | <b>73.8</b>  |   |   | <b>340,400</b>                                    |  |
| <b>D</b>                             | <b>Haun Creek Neighborhood</b>            |              |   |   |   |  |
|                                      | RESIDENTIAL: NC,NG2-3                     | 28.0         |   |   |   | 745                                      |
|                                      | COMMERCIAL: ASSISTED LIVING               | 3.0          |   | 75,000                                  |   |  |
|                                      | COMMERCIAL: OFFICE/RETAIL                 | 10.0         |   | 150,000                                 |   |  |
|                                      | CIVIC: SCHOOL                             | 10.8         |   |   | 35,400  |  |
|                                      | UNDEVELOPED LAND: PARKS, GREENWAYS        | 37.3         |   |   |   |  |
|                                      | ROADS, MEDIANS, ETC.                      | 21.0         |   |   |   |  |
|                                      | <b>Subtotal</b>                           | <b>110.1</b> |   | <b>225,000</b>                          | <b>35,400</b>                                     | <b>745</b>                               |
| <b>E</b>                             | <b>East Santa Paula Railroad District</b> |              |   |   |   |  |
|                                      | WORK/LIVE                                 | 7.3          |   |   |   | 70                                       |
|                                      | WORK: LIGHT INDUS/EMPLOY                  | 7.3          | 150,000                                 |   |   |  |
|                                      | COMMERCIAL: OFFICE/RETAIL                 | 2.4          |   | 60,000                                  |   |  |
|                                      | ROADS, MEDIANS, ETC.                      | 2.4          |   |   |   |  |
|                                      | <b>Subtotal</b>                           | <b>19.4</b>  | <b>150,000</b>                          | <b>60,000</b>                           |   | <b>70</b>                                |
| <b>TOTALS FOR SPECIFIC PLAN AREA</b> |   | <b>501.1</b> | <b>150,000</b>                          | <b>285,000</b>                          | <b>375,800</b>                                    | <b>1,500</b>                             |

Source: HDR Town Planning, 2007

**Figure B-1c  
East Area 1 Specific Plan  
Allowed Land Uses and Permit Requirements**

| Land Use Type <sup>1</sup> | Permit Required by Zone |    |      |      |      |    |    | Reference to SPMC and additional Specific Plan regulations |
|----------------------------|-------------------------|----|------|------|------|----|----|--|
|                            | CV                      | NE | NG-1 | NG-2 | NG-3 | NC | RD |  |

**MEDICAL USE TYPES**

Ch. 16.15, Table 15-1

|   |     |   |   |   |   |     |     |           |
|---|-----|---|---|---|---|-----|-----|-----------|
| Blood bank                                    | X   | X | X | X | X | X   | CUP |           |
| Day Care Home - large family - adult or child | X   | X | X | X | X | CUP | X   | Ch. 16.60 |
| Day Care Home - small family - adult or child | X   | X | X | X | X | CUP | X   |           |
| Child Day Care Center                         | X   | X | X | X | X | CUP | X   |           |
| Clinic - outpatient                           | X   | X | X | X | X | CUP | CUP |           |
| Community Care Facility                       | CUP | X | X | X | X | CUP | X   | Ch. 16.64 |
| Convalescent Home or Hospital                 | CUP | X | X | X | X | CUP | X   |           |
| Medical Laboratory                            | X   | X | X | X | X | X   | CUP |           |
| Medical Office                                | X   | X | X | X | X | P   | P   |           |
| Urgent Care Facility                          | X   | X | X | X | X | CUP | CUP |           |

**PERSONAL SERVICE / FINANCIAL USE TYPES**

Ch. 16.15, Table 15-1

|   |     |   |   |   |   |                |     |  |
|---|-----|---|---|---|---|----------------|-----|--|
| ATM, Bank, Savings and Loan, Credit Union       | X   | X | X | X | X | P <sup>2</sup> | P   |  |
| Barber/Beauty/Nail                              | X   | X | X | X | X | P              | P   |  |
| Dance/Music School/Martial Arts studio          | CUP | X | X | X | X | CUP            | CUP |  |
| Dry Cleaner (without on-site cleaning facility) | X   | X | X | X | X | CUP            | CUP |  |
| Dry Cleaner (with on-site cleaning facility)    | X   | X | X | X | X | X              | CUP |  |
| Laundromat                                      | X   | X | X | X | X | X              | CUP |  |
| Repair: leather, luggage, shoes                 | X   | X | X | X | X | P              | P   |  |

**PROFESSIONAL AND ADMINISTRATIVE USE TYPES**

Ch. 16.15, Table 15-1

|  |   |   |   |   |   |   |     |  |
|--|---|---|---|---|---|---|-----|--|
| Medical, Dental, Optometry, Chiropractic | X | X | X | X | X | P | P   |  |
| Business, Professional                   | X | X | X | X | X | P | P   |  |
| Veterinary                               | X | X | X | X | X | X | CUP |  |

**RESIDENTIAL USE TYPES**

Ch. 16.13, Table 13-1

|  |     |   |   |   |   |   |     |                   |
|--|-----|---|---|---|---|---|-----|-------------------|
| Accessory Building                           | P   | P | P | P | P | P | P   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Mixed Use Building | X   | X | X | X | X | P | P   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Work/Live Building | X   | X | X | X | X | P | P   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Live/Work Building | X   | X | X | X | X | P | X   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Courtyard Housing  | X   | X | X | X | X | P | X   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Villa              | X   | X | X | X | X | P | X   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Triplex, Quadplex  | X   | X | X | X | P | P | X   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Duplex             | X   | X | P | P | P | X | X   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Rowhouse           | X   | X | X | P | P | P | X   | EA 1 SP SEC 5.6   |
| Dwelling - Multi-family - Bungalow Court     | X   | X | X | P | P | X | X   | EA 1 SP SEC 5.6   |
| Dwelling - Single Family - Rearyard House    | X   | X | P | P | P | X | X   | EA 1 SP SEC 5.6   |
| Dwelling - Single Family - Sideyard House    | X   | X | P | P | X | X | X   | EA 1 SP SEC 5.6   |
| Dwelling - Single Family - Hillside House    | X   | P | P | X | X | X | X   | EA 1 SP SEC 5.6   |
| Dwelling - Single Family - Large Lot House   | X   | P | P | X | X | X | X   | EA 1 SP SEC 5.6   |
| Home Occupation                              | X   | P | P | P | P | P | P   | Ch. 16.230        |
| Second Unit - Carriage House (granny flat)   | X   | P | P | P | P | X | X   | Ch. 16.13, Div. 4 |
| Senior Housing                               | CUP | P | P | P | P | P | CUP | In any dwelling   |

**Figure B-1d  
East Area 1 Specific Plan  
Building Types Allowed by Zone**

| Building Type             | East Area 1 Zones |       |       |    |      |      |      |    |       |
|---------------------------|-------------------|-------|-------|----|------|------|------|----|-------|
|                           | OS-2              | OS-3  | CV    | NE | NG-1 | NG-2 | NG-3 | NC | RD    |
| 5.6.3 Civic Building      | O (1)             | O (2) | ● (3) | —  | —    | —    | O    | O  | O     |
| 5.6.4 Workplace Building  | —                 | —     | O (4) | —  | —    | —    | —    | —  | ●     |
| 5.6.5 Commercial Building | —                 | —     | O (4) | —  | —    | —    | —    | ●  | ● (5) |
| 5.6.6 Mixed Use Building  | —                 | —     | O (4) | —  | —    | —    | —    | ●  | ● (5) |
| 5.6.7 Work-Live Building  | —                 | —     | —     | —  | —    | —    | —    | ●  | ●     |
| 5.6.8 Live-Work Building  | —                 | —     | —     | —  | —    | —    | —    | ●  | —     |
| 5.6.9 Courtyard Housing   | —                 | —     | —     | —  | —    | —    | —    | ●  | —     |
| 5.6.10 Villa              | —                 | —     | O (4) | —  | —    | —    | —    | ●  | —     |
| 5.6.11 Triplex/Quadplex   | —                 | —     | —     | —  | —    | —    | ●    | ●  | —     |
| 5.6.12 Rowhouse           | —                 | —     | —     | —  | —    | ●    | ●    | ●  | —     |
| 5.6.13 Bungalow Court     | —                 | —     | —     | —  | —    | ●    | ●    | —  | —     |
| 5.6.14 Duplex             | —                 | —     | —     | —  | ●    | ●    | ●    | —  | —     |
| 5.6.15 Rearyard House     | —                 | —     | —     | —  | ●    | ●    | ●    | —  | —     |
| 5.6.16 Sideyard House     | —                 | —     | —     | —  | ●    | ●    | —    | —  | —     |
| 5.6.17 Hillside House     | —                 | —     | —     | ●  | ●    | —    | —    | —  | —     |
| 5.6.18 Large Lot House    | —                 | —     | —     | ●  | ●    | —    | —    | —  | —     |

Key: ● = Type allowed in zone; O = Conditional Use Permit required; — = Prohibited

- Notes: (1) Limited to open structures (such as gazebos) with a footprint of 400 sq. ft. or less.  
 (2) Limited to buildings and structures necessary to support the specific purpose of each open space area.  
 (3) May include private institutional buildings with Conditional Use Permit as per Table 5-1.  
 (4) Limited to uses allowed per Table 5-1.  
 (5) Office and workplace uses allowed. Retail limited as per Table 5-1, Note (2).

**Figure B-1e  
East Area 1 Existing Parcel Data**

| APN           | Acreage    | General Plan | Zoning*     | Allowable Density*<br>(du/ac) | Potential<br>New Units |
|---------------|------------|--------------|-------------|-------------------------------|------------------------|
| 040-0-180-565 | 409.2      | Agriculture  | Agriculture | 1 per parcel*                 | 1                      |
| 040-0-180-435 | 25.1       | Agriculture  | Agriculture | 1 per parcel*                 | 1                      |
| 107-0-200-115 | 63.7       | Agriculture  | Agriculture | 1 per parcel*                 | 1                      |
| 107-0-045-015 | 3.0        | Urban        | Urban       | 1 per parcel**                | 1                      |
| <b>Total</b>  | <b>501</b> |              |             |                               | <b>4</b>               |

Notes:

This table reflects the existing County land use designations for parcels on the East Area 1 site. The City General Plan and approved Specific Plan will regulate development upon completion of the annexation process, and these parcels will be subdivided into development sites,

\*Farmworker housing also permitted per state law.

\*\*1 caretaker unit

## Vacant Sites





#### 4. Underutilized Residential Sites/Redevelopment Potential

The developed residential parcels summarized in Table B-4 (Underutilized Residential Sites) are considered to have additional development potential. Based on the conservative assumptions described below, these parcels could accommodate 361 additional lower-income units. The locations of these sites are shown in Figure B-2.

Realistic Development Capacity – The parcels listed in Table B-4 were selected based on Geographic Information System (GIS) data, site inspections, existing conditions data and analysis of development trends. Residential parcels were considered "underutilized" with a realistic development potential for the 2008-2014 planning period when the current number of units was less than half the maximum permitted under the General Plan and zoning. As shown in Table B-4 the vast majority of the sites (96%) have only one unit. The average age of the existing structures is 70 years and the median age is 73 years. The summary of recent development shown in Tables A-5a through A-5j clearly indicates the feasibility of developing additional units on such sites. In some cases additional units were added behind the existing single-family units and in other cases the entire site was redeveloped. The estimated capacity for new units shown in Table B-4 assumes that all existing units will remain, and therefore only "net" new units have been counted. However, when a site is cleared and existing units are removed, the RHNA methodology is based on "gross" new units, therefore this "net" calculation underestimates the true capacity for RHNA purposes. These two assumptions – at least a 100% potential increase in units and only counting "net" new units – significantly underestimates the actual capacity of these sites.

Affordability assumptions for R2 Parcels – More than 75% of the potential development capacity of the underutilized sites shown in Table B-4 is represented by parcels zoned R3 and R4. The allowable densities in these zones (21 and 29 units/acre respectively) are greater than the "default density" of 20 units/acre, therefore under state law no analysis of affordability assumptions for development in these zones is required. The maximum density in the R2 zone is 15 units/acre. As noted previously, all multi-family units surveyed in Santa Paula, including new units built since 2006, were renting at low- and very-low-income rates. The following analysis is intended to demonstrate the financial feasibility of developing new lower-income units on the R2 underutilized parcels listed in Table B-4.

The typical R2 parcel listed in Table B-4 is approximately one-quarter acre with an existing single-family home. Based on the allowable density, one or two additional units are permitted on these parcels (larger parcels can accommodate more than two additional units). A typical scenario would be for a property owner to build a rental unit(s) on the rear of the lot. Assuming a size of 1,000 square feet for a 2-bedroom unit and a typical construction cost of \$125 - \$160/square foot, the cost of building an additional rental unit would be approximately \$125,000 to \$160,000. The monthly mortgage cost of a \$160,000 30-year loan at 5.5% interest is approximately \$900 and the additional property tax would be \$130/month. The monthly payment for a 15-year fully amortized loan at 5.5% would be approximately \$1,300/month. Since the affordable rental rate for a lower-income 2-bedroom apartment in Ventura County is \$1,750/month, it is clear that construction of additional units on these R2 properties is financially feasible.

## **5. Mixed-Use Development Potential**

Vacant and underutilized non-residential parcels having the potential for mixed-use development are listed in Tables B-5 and B-6, respectively. A total of 101 lower-income units could be accommodated on vacant parcels while 94 lower-income units could be accommodated on underutilized parcels.

Realistic Development Capacity – The capacity of vacant commercial parcels listed in Table B-5 is based on a density of 25 units/acre. The parcels listed in Table B-6 were selected based on Geographic Information System (GIS) data, site inspections, existing conditions data and analysis of development trends. The table provides a description of existing uses, structure age, and redevelopment potential of underutilized commercial sites. In determining the potential for mixed-use development, all commercial parcels not meeting the following criteria were excluded from the analysis:

- Existing structures occupy less than 50% of the site
- Existing structures over 35 years old
- Potential for lot consolidation with adjacent vacant or underutilized parcels
- Located in an area suitable for mixed-use development (i.e., adjacent to or near a recent mixed-use project)

Please refer to Chapter IV Section A.1.f for a discussion of the regulations that apply to mixed-use development and the City's recent experience with such projects.

While the underutilized sites listed in Table B-6 represent additional development opportunities, they are not included in the total land inventory for purposes of demonstrating adequate sites to accommodate the RHNA.

## **6. Second Residential Units**

The Santa Paula Municipal Code allows 2<sup>nd</sup> units in single-family residential districts, pursuant to state law. A total of 14 permits for 2<sup>nd</sup> units were issued from 2001 to 2007, or an average of about 2 units per year. It is anticipated that 2<sup>nd</sup> unit development will continue at a similar pace during the 2008-2014 planning period, which would result in 14 additional units. Based on affordability categories (see Chapter II) these units are expected to rent in the very-low- and low-income range.

**Table B-4**  
**Underutilized Residential Sites**

| Address              | APN        | GP/Zone  | Acreage | Assumed Density* (du/ac) | Existing Units | Year Built | Total Potential Units | New Units by Income Category |     |       |
|----------------------|------------|----------|---------|--------------------------|----------------|------------|-----------------------|------------------------------|-----|-------|
|                      |            |          |         |                          |                |            |                       | VL/L                         | Mod | Upper |
| 1148-50 OJAI RD      | 1000054015 | RMD/ R-2 | 0.22    | 12                       | 1              | 1974       | 2                     | 1                            |     |       |
| 624 OJAI RD          | 1000094035 | RMD/ R-2 | 0.38    | 12                       | 1              | 1960       | 4                     | 3                            |     |       |
| 402 OJAI RD          | 1000181065 | RMD/ R-2 | 0.27    | 12                       | 1              | 1960       | 3                     | 2                            |     |       |
| 352 N OJAI RD        | 1000181075 | RMD/ R-2 | 0.22    | 12                       | 1              | 1910       | 2                     | 1                            |     |       |
| 612 SYCAMORE         | 1010112045 | RMD/ R-2 | 0.17    | 12                       | 1              | 1926       | 2                     | 1                            |     |       |
| 608 SYCAMORE         | 1010112055 | RMD/ R-2 | 0.17    | 12                       | 1              | 1929       | 2                     | 1                            |     |       |
| 1323 HIGH ST         | 1010123085 | RMD/ R-2 | 0.21    | 12                       | 1              | 1953       | 2                     | 1                            |     |       |
| 609 N 13TH ST        | 1010123395 | RMD/ R-2 | 0.28    | 12                       | 1              | 1973       | 3                     | 2                            |     |       |
| 1318 RICHMOND RD     | 1010123445 | RMD/ R-2 | 0.51    | 12                       | 1              | 1951       | 6                     | 5                            |     |       |
| 1332 RICHMOND RD     | 1010123455 | RMD/ R-2 | 0.21    | 12                       | 1              | 1920       | 2                     | 1                            |     |       |
|                      | 1010141265 | RMD/ R-2 | 0.39    | 12                       | 1              | na         | 4                     | 3                            |     |       |
| 306.5 SYCAMORE       | 1010182115 | RMD/ R-2 | 0.31    | 12                       | 1              | 1935       | 3                     | 2                            |     |       |
| 1170 VENTURA ST      | 1010273335 | RMD/ R-2 | 0.29    | 12                       | 1              | na         | 3                     | 2                            |     |       |
| 221 S 11TH ST        | 1010273355 | RMD/ R-2 | 0.3     | 12                       | 1              | na         | 3                     | 2                            |     |       |
| 244 ELM ST           | 1020181125 | RMD/ R-2 | 0.38    | 12                       | 2              | 1945       | 4                     | 2                            |     |       |
| 327 ACACIA RD        | 1020191095 | RMD/ R-2 | 0.25    | 12                       | 1              | 1926       | 3                     | 2                            |     |       |
|                      | 1020191105 | RMD/ R-2 | 0.25    | 12                       | 1              | na         | 3                     | 2                            |     |       |
| 339 ACACIA RD        | 1020191125 | RMD/ R-2 | 0.22    | 12                       | 1              | 1932       | 2                     | 1                            |     |       |
| 405 ACACIA RD        | 1020191155 | RMD/ R-2 | 0.27    | 12                       | 1              | 1940       | 3                     | 2                            |     |       |
| 415 ACACIA RD        | 1020191175 | RMD/ R-2 | 0.22    | 12                       | 1              | 1959       | 2                     | 1                            |     |       |
| 421 ACACIA RD        | 1020191185 | RMD/ R-2 | 0.36    | 12                       | 1              | 1927       | 4                     | 3                            |     |       |
| 429 ACACIA RD        | 1020191195 | RMD/ R-2 | 0.25    | 12                       | 1              | 1947       | 3                     | 2                            |     |       |
| 330 ACACIA RD        | 1020193085 | RMD/ R-2 | 0.25    | 12                       | 1              | 1926       | 3                     | 2                            |     |       |
| 334 ACACIA RD        | 1020193095 | RMD/ R-2 | 0.25    | 12                       | 2              | 1953       | 3                     | 1                            |     |       |
| 338 ACACIA RD        | 1020193105 | RMD/ R-2 | 0.29    | 12                       | 1              | 1927       | 3                     | 2                            |     |       |
| 342 ACACIA RD        | 1020193115 | RMD/ R-2 | 0.22    | 12                       | 1              | 1920       | 2                     | 1                            |     |       |
| 406 ACACIA RD        | 1020193245 | RMD/ R-2 | 0.34    | 12                       | 1              | 1953       | 4                     | 3                            |     |       |
| 540 SALAS ST         | 1020283145 | RMD/ R-2 | 0.21    | 12                       | 1              | 1977       | 2                     | 1                            |     |       |
| 140 PALM AV          | 1030044025 | RMD/ R-2 | 0.21    | 12                       | 1              | 1951       | 2                     | 1                            |     |       |
| 134 N PALM AV        | 1030044035 | RMD/ R-2 | 0.21    | 12                       | 1              | 1915       | 2                     | 1                            |     |       |
| 416 E SANTA PAULA ST | 1030051115 | RMD/ R-2 | 0.3     | 12                       | 1              | 1920       | 3                     | 2                            |     |       |
| 225 OLIVE ST         | 1030051315 | RMD/ R-2 | 0.34    | 12                       | 1              | na         | 4                     | 3                            |     |       |
| 214 SIXTH ST         | 1030052115 | RMD/ R-2 | 0.22    | 12                       | 1              | 1920       | 2                     | 1                            |     |       |
| 213 N FIFTH ST       | 1030052205 | RMD/ R-2 | 0.22    | 12                       | 1              | 1920       | 2                     | 1                            |     |       |

| Address              | APN        | GP/Zone    | Acreage | Assumed Density* (du/ac) | Existing Units | Year Built | Total Potential Units | New Units by Income Category |     |       |
|----------------------|------------|------------|---------|--------------------------|----------------|------------|-----------------------|------------------------------|-----|-------|
|                      |            |            |         |                          |                |            |                       | V/L/L                        | Mod | Upper |
| 217 N FIFTH ST       | 1030052215 | RMD/R-2    | 0.22    | 12                       | 1              | 1920       | 2                     | 1                            |     |       |
| 225 N FIFTH ST       | 1030052235 | RMD/R-2    | 0.22    | 12                       | 1              | 1900       | 2                     | 1                            |     |       |
| 213 SIXTH ST         | 1030061205 | RMD/R-2    | 0.22    | 12                       | 1              | 1904       | 2                     | 1                            |     |       |
| 221 N SIXTH ST       | 1030061225 | RMD/R-2    | 0.22    | 12                       | 1              | 1914       | 2                     | 1                            |     |       |
| 227 SIXTH ST         | 1030061235 | RMD/R-2    | 0.22    | 12                       | 1              | 1914       | 2                     | 1                            |     |       |
| 222 N SEVENTH ST     | 1030061255 | RMD/R-2    | 0.21    | 12                       | 1              | 1912       | 2                     | 1                            |     |       |
| 214 N SEVENTH ST     | 1030061265 | RMD/R-2    | 0.23    | 12                       | 1              | 1920       | 2                     | 1                            |     |       |
| 616 ACACIA RD        | 1040143215 | RMD/R-2    | 0.33    | 12                       | 1              | 1931       | 3                     | 2                            |     |       |
| 620 ACACIA RD        | 1040143225 | RMD/R-2    | 0.27    | 12                       | 1              | 1954       | 3                     | 2                            |     |       |
| 609 ACACIA RD        | 1040145255 | RMD/R-2    | 0.33    | 12                       | 2              | 1921       | 3                     | 1                            |     |       |
| 603 ACACIA RD        | 1040145265 | RMD/R-2    | 0.28    | 12                       | 1              | 1954       | 3                     | 2                            |     |       |
| 545 ACACIA RD        | 1040145275 | RMD/R-2    | 0.25    | 12                       | 1              | 1954       | 3                     | 2                            |     |       |
| 537 ACACIA RD        | 1040145295 | RMD/R-2    | 0.27    | 12                       | 2              | 1953       | 3                     | 1                            |     |       |
| 533 ACACIA RD        | 1040145305 | RMD/R-2    | 0.22    | 12                       | 1              | 1947       | 2                     | 1                            |     |       |
| 509 ACACIA RD        | 1040145355 | RMD/R-2    | 0.25    | 12                       | 1              | 1935       | 3                     | 2                            |     |       |
| 519 ACACIA RD        | 1040145365 | RMD/R-2    | 0.38    | 12                       | 2              | 1972       | 3                     | 1                            |     |       |
| 180 E PLEASANT ST    | 1000140305 | RMHD/R-3   | 0.33    | 18                       | 1              | 1970       | 5                     | 4                            |     |       |
| 318 N PALM AV        | 1000140315 | RMHD/R-3   | 0.43    | 18                       | 3              | 1960       | 5                     | 2                            |     |       |
| 301 E SANTA PAULA ST | 1000140445 | RMHD/R-2PD | 0.28    | 18                       | 1              | 1929       | 5                     | 4                            |     |       |
| 401 N TENTH ST       | 1000181195 | RMHD/R-3   | 0.14    | 18                       | 1              | 1890       | 2                     | 1                            |     |       |
| 405 N TENTH ST       | 1000181205 | RMHD/R-3   | 0.16    | 18                       | 1              | 1929       | 2                     | 1                            |     |       |
| 409 N TENTH ST       | 1000181215 | RMHD/R-3   | 0.18    | 18                       | 1              | 1928       | 3                     | 2                            |     |       |
| 415 N TENTH ST       | 1000181225 | RMHD/R-3   | 0.2     | 18                       | 1              | 1926       | 3                     | 2                            |     |       |
| 419 N TENTH ST       | 1000181235 | RMHD/R-3   | 0.25    | 18                       | 1              | 1910       | 4                     | 3                            |     |       |
| 423 N TENTH ST       | 1000181245 | RMHD/R-3   | 0.27    | 18                       | 1              | 1914       | 4                     | 3                            |     |       |
| 433 N TENTH ST       | 1000181265 | RMHD/R-3   | 0.19    | 18                       | 1              | 1914       | 3                     | 2                            |     |       |
| 437 N TENTH ST       | 1000181275 | RMHD/R-3   | 0.19    | 18                       | 1              | 1924       | 3                     | 2                            |     |       |
| 506 N OAK ST         | 1010104095 | RMHD/R-3   | 0.17    | 18                       | 1              | 1900       | 3                     | 2                            |     |       |
| 511 N OJAI RD        | 1010104135 | RMHD/R-3   | 0.22    | 18                       | 1              | 1945       | 3                     | 2                            |     |       |
| 515 N OJAI RD        | 1010104145 | RMHD/R-3   | 0.21    | 18                       | 2              | 1920       | 3                     | 1                            |     |       |
| 521 OJAI RD          | 1010104155 | RMHD/R-3   | 0.19    | 18                       | 1              | 1923       | 3                     | 2                            |     |       |
| 527 N OJAI RD        | 1010104165 | RMHD/R-3   | 0.25    | 18                       | 1              | 1930       | 4                     | 3                            |     |       |
| 533 OJAI RD          | 1010104175 | RMHD/R-3   | 0.23    | 18                       | 1              | 1923       | 4                     | 3                            |     |       |
| 618 N THIRTEENTH ST  | 1010111035 | RMHD/R-3   | 0.17    | 18                       | 1              | 1924       | 3                     | 2                            |     |       |
| 612 N THIRTEENTH ST  | 1010111045 | RMHD/R-3   | 0.17    | 18                       | 1              | 1938       | 3                     | 2                            |     |       |
| 606 N THIRTEENTH ST  | 1010111055 | RMHD/R-3   | 0.17    | 18                       | 1              | 1926       | 3                     | 2                            |     |       |
| 1080 NEW ST          | 1010215115 | RMHD/R-3   | 0.13    | 18                       | 1              | 1900       | 2                     | 1                            |     |       |

| Address                | APN        | GP/Zone   | Acreage | Assumed Density* (du/ac) | Existing Units | Year Built | Total Potential Units | New Units by Income Category |     |       |
|------------------------|------------|-----------|---------|--------------------------|----------------|------------|-----------------------|------------------------------|-----|-------|
|                        |            |           |         |                          |                |            |                       | V/L                          | Mod | Upper |
| 141 OAK ST             | 1010221175 | RMHD/ R-3 | 0.22    | 18                       | 1              | 2004       | 3                     | 2                            |     |       |
| 1112 NEW ST            | 1010224085 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1960       | 2                     | 1                            |     |       |
| 1120 NEW ST            | 1010224095 | RMHD/ R-3 | 0.19    | 18                       | 2              | 1920       | 3                     | 1                            |     |       |
| 132 N OAK ST           | 1010230045 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1920       | 2                     | 1                            |     |       |
| 1012 E VENTURA ST      | 1010271035 | RMHD/ R-3 | 0.19    | 18                       | 2              | 1946       | 3                     | 1                            |     |       |
| 230 S OJAI ST          | 1010271095 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1924       | 2                     | 1                            |     |       |
| 625 ELLFRED CT         | 1020171015 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1955       | 2                     | 1                            |     |       |
| 619 ELLFRED CT         | 1020171025 | RMHD/ R-3 | 0.19    | 18                       | 1              | 1955       | 3                     | 2                            |     |       |
| 613 ELLFRED CT         | 1020171035 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1955       | 2                     | 1                            |     |       |
| 666 W MAIN ST          | 1020182045 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 208 LUCADA ST          | 1020182055 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 306 E SANTA PAULA ST   | 1030051025 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1912       | 2                     | 1                            |     |       |
| 820 E SANTA PAULA ST   | 1030071015 | RMHD/ R-3 | 0.19    | 18                       | 1              | 1900       | 3                     | 2                            |     |       |
| 830 E SANTA PAULA ST   | 1030071035 | RMHD/ R-3 | 0.21    | 18                       | 1              | 1905       | 3                     | 2                            |     |       |
| 234 N NINTH ST         | 1030071045 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1910       | 2                     | 1                            |     |       |
| 227 N EIGHTH ST        | 1030071105 | RMHD/ R-3 | 0.32    | 18                       | 1              | 1927       | 5                     | 4                            |     |       |
| 237 N EIGHTH ST        | 1030071125 | RMHD/ R-3 | 0.32    | 18                       | 1              | 1920       | 5                     | 4                            |     |       |
| 821 RAILROAD AV        | 1030071145 | RMHD/ R-3 | 0.22    | 18                       | 1              | 1953       | 3                     | 2                            |     |       |
| 817 RAILROAD AV        | 1030071155 | RMHD/ R-3 | 0.18    | 18                       | 1              | 1947       | 3                     | 2                            |     |       |
| 816 E SANTA PAULA ST   | 1030071195 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1914       | 2                     | 1                            |     |       |
| 826 E SANTA PAULA ST   | 1030071225 | RMHD/ R-3 | 0.34    | 18                       | 1              | 1929       | 6                     | 5                            |     |       |
| 921 RAILROAD AV        | 1030073105 | RMHD/ R-3 | 0.48    | 18                       | 1              | 1950       | 8                     | 7                            |     |       |
| 235 N MILL ST          | 1030075125 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1945       | 2                     | 1                            |     |       |
| 504 E SANTA BARBARA    | 1030082015 | RMHD/ R-3 | 0.22    | 18                       | 1              | 1930       | 3                     | 2                            |     |       |
| 506 E SANTA BARBARA ST | 1030082025 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1912       | 2                     | 1                            |     |       |
| 711 E VENTURA ST       | 1030092135 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1935       | 2                     | 1                            |     |       |
| 137 S SEVENTH ST       | 1030092155 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1922       | 2                     | 1                            |     |       |
| 135 S SEVENTH ST       | 1030092165 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1920       | 2                     | 1                            |     |       |
| 116 S SEVENTH ST       | 1030093085 | RMHD/ R-3 | 0.36    | 18                       | 1              | 1953       | 6                     | 5                            |     |       |
| 142 DAVIS ST           | 1030101035 | RMHD/ R-3 | 0.17    | 18                       | 1              | 1910       | 3                     | 2                            |     |       |
| 847 VENTURA ST         | 1030104095 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1961       | 2                     | 1                            |     |       |
| 924 YALE ST            | 1030104215 | RMHD/ R-3 | 0.25    | 18                       | 1              | 1933       | 4                     | 3                            |     |       |
| 928 YALE ST            | 1030104225 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1941       | 2                     | 1                            |     |       |
| 128 S FOURTH ST        | 1030211045 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 132 S FOURTH ST        | 1030211055 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 204 S FOURTH ST        | 1030211115 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 208 S FOURTH ST        | 1030211125 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1961       | 2                     | 1                            |     |       |

| Address            | APN        | GP/Zone   | Acreage | Assumed Density* (du/ac) | Existing Units | Year Built | Total Potential Units | New Units by Income Category |     |       |
|--------------------|------------|-----------|---------|--------------------------|----------------|------------|-----------------------|------------------------------|-----|-------|
|                    |            |           |         |                          |                |            |                       | VL/L                         | Mod | Upper |
| 222 S FOURTH ST ST | 1030211165 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1955       | 2                     | 1                            |     |       |
| 232 S FOURTH ST    | 1030211185 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 236 S FOURTH ST    | 1030211195 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 237 SOLIVE ST      | 1030211245 | RMHD/ R-3 | 0.33    | 18                       | 1              | na         | 5                     | 4                            |     |       |
| 229 SOLIVE ST      | 1030211255 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 225 SOLIVE ST      | 1030211265 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 223 SOLIVE ST      | 1030211275 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1961       | 2                     | 1                            |     |       |
| 213 SOLIVE ST      | 1030211305 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1949       | 2                     | 1                            |     |       |
| 139 SOLIVE ST      | 1030211365 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 137 SOLIVE ST      | 1030211375 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 133 SOLIVE ST      | 1030211385 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 129 SOLIVE ST      | 1030211395 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1929       | 2                     | 1                            |     |       |
| 121 SOLIVE ST      | 1030211415 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1980       | 2                     | 1                            |     |       |
| 117 SOLIVE ST      | 1030211425 | RMHD/ R-3 | 0.22    | 18                       | 1              | 1945       | 3                     | 2                            |     |       |
| 142 SOLIVE ST      | 1030212095 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1931       | 2                     | 1                            |     |       |
| 209 VENTURA ST     | 1030212155 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1946       | 2                     | 1                            |     |       |
| 205 VENTURA ST     | 1030212165 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1927       | 2                     | 1                            |     |       |
| 201 VENTURA ST     | 1030212175 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1930       | 2                     | 1                            |     |       |
| 206 YALE CT        | 1030212215 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 210 YALE CT        | 1030212225 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1922       | 2                     | 1                            |     |       |
| 214 YALE CT        | 1030212235 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1927       | 2                     | 1                            |     |       |
| 223 YALE CT        | 1030212285 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1922       | 2                     | 1                            |     |       |
| 219 YALE CT        | 1030212295 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 115 S PALM AV      | 1030212345 | RMHD/ R-3 | 0.5     | 18                       | 6              | 1961       | 9                     | 3                            |     |       |
| 122 S OLIVE ST     | 1030212505 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 230 S OLIVE ST     | 1030213055 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 238 S OLIVE ST     | 1030213075 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 204 VENTURA ST     | 1030213145 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 212 VENTURA ST     | 1030213165 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 216 VENTURA ST     | 1030213175 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1923       | 2                     | 1                            |     |       |
| 220 E VENTURA ST   | 1030213185 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1952       | 2                     | 1                            |     |       |
| 300 VENTURA ST     | 1030213295 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 218 S OLIVE ST     | 1030213315 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 220 S OLIVE ST     | 1030213325 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1947       | 2                     | 1                            |     |       |
| 237 S FOURTH ST    | 1030220155 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1938       | 2                     | 1                            |     |       |
| 233 S FOURTH ST    | 1030220165 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1925       | 2                     | 1                            |     |       |
| 205 S FOURTH ST    | 1030220185 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |

| Address                 | APN        | GP/Zone   | Acreage | Assumed Density* (du/ac) | Existing Units | Year Built | Total Potential Units | New Units by Income Category |     |       |
|-------------------------|------------|-----------|---------|--------------------------|----------------|------------|-----------------------|------------------------------|-----|-------|
|                         |            |           |         |                          |                |            |                       | V/L                          | Mod | Upper |
| 201 S FOURTH ST         | 1030220195 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 139 S FOURTH ST         | 1030220225 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1929       | 2                     | 1                            |     |       |
| 133 S FOURTH ST         | 1030220245 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1929       | 2                     | 1                            |     |       |
| 123 S FOURTH ST         | 1030220265 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1930       | 2                     | 1                            |     |       |
| 117 S FOURTH ST         | 1030220285 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1947       | 2                     | 1                            |     |       |
| 111 S FOURTH ST         | 1030220295 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 528 E MAIN ST           | 1030220345 | RMHD/ R-3 | 0.21    | 18                       | 1              | 1918       | 3                     | 2                            |     |       |
| 207 S SEVENTH ST        | 1030232265 | RMHD/ R-3 | 0.14    | 18                       | 1              | 1920       | 2                     | 1                            |     |       |
| 220 MILL ST             | 1030241105 | RMHD/ R-3 | 0.49    | 18                       | 3              | 1973       | 8                     | 5                            |     |       |
| 228 S MILL ST           | 1030241135 | RMHD/ R-3 | 0.43    | 18                       | 1              | 1923       | 7                     | 6                            |     |       |
| 237 CALIFORNIA ST       | 1030241345 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1947       | 2                     | 1                            |     |       |
| 220 BRETT WY            | 1030241475 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1951       | 2                     | 1                            |     |       |
| 220 S TENTH ST          | 1030242025 | RMHD/ R-3 | 0.2     | 18                       | 1              | 1962       | 3                     | 2                            |     |       |
| 235 S MILL ST           | 1030242145 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1955       | 2                     | 1                            |     |       |
| 223 S MILL ST           | 1030242165 | RMHD/ R-3 | 0.16    | 18                       | 1              | 1946       | 2                     | 1                            |     |       |
| 221 S MILL ST           | 1030242175 | RMHD/ R-3 | 0.2     | 18                       | 2              | 1923       | 3                     | 1                            |     |       |
| 617 ACACIA RD           | 1040145235 | RMHD/ R-3 | 0.44    | 18                       | 1              | 1950       | 7                     | 6                            |     |       |
| 702 CORNELL DR          | 1040145425 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1956       | 2                     | 1                            |     |       |
| 523 CORNELL DR          | 1040151015 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1956       | 2                     | 1                            |     |       |
| 437 LAURIE LN           | 1040151025 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1956       | 2                     | 1                            |     |       |
| 435 LAURIE LN           | 1040151035 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1956       | 2                     | 1                            |     |       |
| 208 S PALM AV           | 1050090055 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 214 S PALM AV           | 1050090065 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 216 S PALM AV           | 1050090075 | RMHD/ R-3 | 0.15    | 18                       | 1              | 1928       | 2                     | 1                            |     |       |
| 228 S PALM AV           | 1050090095 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1948       | 2                     | 1                            |     |       |
| 234 S PALM AV           | 1050090115 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1949       | 2                     | 1                            |     |       |
| 121 SANTA ANA ST        | 1050101115 | RMHD/ R-3 | 0.3     | 18                       | 1              | 1946       | 5                     | 4                            |     |       |
| 134 SANTA ANNA ST       | 1050103125 | RMHD/ R-3 | 0.22    | 18                       | 1              | 1962       | 3                     | 2                            |     |       |
| 308 S CRAIG DR          | 1050110045 | RMHD/ R-3 | 0.13    | 18                       | 1              | 1953       | 2                     | 1                            |     |       |
| 132 N 12TH ST           | 1010221065 | RHD/ R-4  | 0.19    | 18                       | 1              | 1939       | 3                     | 2                            |     |       |
| 126 N 12TH ST           | 1010221075 | RHD/ R-4  | 0.22    | 18                       | 1              | 1946       | 3                     | 2                            |     |       |
| 125 N OAK ST            | 1010221125 | RHD/ R-4  | 0.14    | 18                       | 1              | 1900       | 2                     | 1                            |     |       |
| 116 12TH ST             | 1010222025 | R-4       | 0.8     | 18                       | 1              | 1946       | 14                    | 13                           |     |       |
| 1110 E SANTA BARBARA ST | 1010230165 | RHD/ R-4  | 0.13    | 18                       | 1              | 1946       | 2                     | 1                            |     |       |
| 134 - 140 MILLER PL     | 1010230185 | RHD/ R-4  | 0.19    | 18                       | 1              | 1946       | 3                     | 2                            |     |       |
| 127 N PALM AV           | 1030042035 | RHD/ R-4  | 0.21    | 18                       | 1              | 1921       | 3                     | 2                            |     |       |
| 142 N OLIVE AV          | 1030042105 | RHD/ R-4  | 0.24    | 18                       | 1              | 1890       | 4                     | 3                            |     |       |

| Address                | APN        | GP/Zone | Acreage | Assumed Density* (du/ac) | Existing Units | Year Built | Total Potential Units | New Units by Income Category |     |       |
|------------------------|------------|---------|---------|--------------------------|----------------|------------|-----------------------|------------------------------|-----|-------|
|                        |            |         |         |                          |                |            |                       | V/L                          | Mod | Upper |
| 140 OLIVE AV           | 1030042115 | RHD/R-4 | 0.16    | 18                       | 1              | 1986       | 2                     | 1                            |     |       |
| 212 N 8TH ST           | 1030062295 | RHD/R-4 | 0.2     | 18                       | 1              | 1988       | 3                     | 2                            |     |       |
| 320 E SANTA BARBARA ST | 1030081025 | RHD/R-4 | 0.22    | 18                       | 1              | 1946       | 3                     | 2                            |     |       |
| 132 N FOURTH ST        | 1030081055 | RHD/R-4 | 0.27    | 18                       | 1              | 1900       | 4                     | 3                            |     |       |
| 130 N 4TH ST           | 1030081065 | RHD/R-4 | 0.18    | 18                       | 1              | 1946       | 3                     | 2                            |     |       |
| 124 N FOURTH ST        | 1030081075 | RHD/R-4 | 0.18    | 18                       | 1              | 1946       | 3                     | 2                            |     |       |
| 116 N FOURTH ST        | 1030081095 | RHD/R-4 | 0.18    | 18                       | 1              | 1945       | 3                     | 2                            |     |       |
| 110 N FOURTH ST        | 1030081105 | RHD/R-4 | 0.27    | 18                       | 1              | 1918       | 4                     | 3                            |     |       |
| 127 N OLIVE ST         | 1030081145 | RHD/R-4 | 0.14    | 18                       | 1              | 1946       | 2                     | 1                            |     |       |
| 139 N OLIVE AV         | 1030081165 | RHD/R-4 | 0.2     | 18                       | 1              | 1946       | 3                     | 2                            |     |       |
| 143 OLIVE AV           | 1030081175 | RHD/R-4 | 0.28    | 18                       | 1              | 1946       | 5                     | 4                            |     |       |
| 516 E SANTA BARBARA ST | 1030082055 | RHD/R-4 | 0.22    | 18                       | 1              | 1965       | 3                     | 2                            |     |       |
| 608 E SANTA BARBARA ST | 1030082075 | RHD/R-4 | 0.14    | 18                       | 1              | 1926       | 2                     | 1                            |     |       |
| 612 E SANTA BARBARA ST | 1030082085 | RHD/R-4 | 0.12    | 18                       | 1              | 1915       | 2                     | 1                            |     |       |
| 616 E SANTA BARBARA ST | 1030082095 | RHD/R-4 | 0.13    | 18                       | 1              | 1923       | 2                     | 1                            |     |       |
| 624 E SANTA BARBARA ST | 1030082105 | RHD/R-4 | 0.14    | 18                       | 1              | 1924       | 2                     | 1                            |     |       |
| 237 W SANTA PAULA ST   | 1050051025 | RHD/R-4 | 0.3     | 18                       | 1              | 1963       | 5                     | 4                            |     |       |
| 233 W SANTA PAULA ST   | 1050051035 | RHD/R-4 | 0.34    | 18                       | 1              | 1963       | 6                     | 5                            |     |       |
| 203 DEAN DR            | 1050062015 | RHD/R-4 | 0.14    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 229 W STA BARBARA      | 1050062025 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 225 W SANTA BARBARA    | 1050062035 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 221 W SANTA BARBARA    | 1050062045 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 217 W SANTA BARBARA    | 1050062055 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 213 W SANTA BARBARA    | 1050062065 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 209 W SANTA BARBARA    | 1050062075 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 205 W SANTA BARBARA    | 1050062085 | RHD/R-4 | 0.13    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| 204 BRADLEY            | 1050062095 | RHD/R-4 | 0.14    | 18                       | 1              | 1964       | 2                     | 1                            |     |       |
| Totals                 |            |         |         |                          | 229            |            | 590                   | 361                          | 0   | 0     |



**Table B-5**  
**Vacant Commercial/Mixed-Use Sites**

| Address            | APN        | Zone   | Size<br>(ac) | Realistic<br>Density* | Potential<br>Units | Potential Units by<br>Income Category |          |          |
|--------------------|------------|--------|--------------|-----------------------|--------------------|---------------------------------------|----------|----------|
|                    |            |        |              |                       |                    | VL/L                                  | Mod      | Upper    |
| Main/Oak           | 1010221115 | C-G    | 0.16         | 25                    | 4                  | 4                                     |          |          |
| 145 10th St        | 1010212145 | C-O    | 0.14         | 25                    | 3                  | 3                                     |          |          |
| SB/Ojai            | 1010211165 | C-G    | 0.17         | 25                    | 4                  | 4                                     |          |          |
| 143 Ojai           | 1010211155 | C-G    | 0.17         | 25                    | 4                  | 4                                     |          |          |
| 113 Ojai           | 1010211125 | C-G    | 0.17         | 25                    | 4                  | 4                                     |          |          |
| 120 N. 11th St     | 1010211055 | C-G    | 0.15         | 25                    | 3                  | 3                                     |          |          |
| 129 S.10th St      | 1010214105 | C-G    | 0.1          | 25                    | 2                  | 2                                     |          |          |
| 125 S.10th St      | 1010214115 | C-G    | 0.07         | 25                    | 1                  | 1                                     |          |          |
| 123 S.10th St      | 1010214125 | C-G    | 0.07         | 25                    | 1                  | 1                                     |          |          |
| 937 Harvard        | 1030241615 | C-G    | 0.19         | 25                    | 4                  | 4                                     |          |          |
| 326 Palm           | 1050103155 | C-G PD | 0.12         | 25                    | 3                  | 3                                     |          |          |
| Harvard            | 1020221015 | C-G    | 0.64         | 25                    | 16                 | 16                                    |          |          |
| Harvard            | 1020221025 | C-G    | 0.64         | 25                    | 16                 | 16                                    |          |          |
| Harvard            | 1020221035 | C-G    | 0.64         | 25                    | 16                 | 16                                    |          |          |
| 124 Seventh St.    | 1030082155 | C-O    | 0.17         | 25                    | 4                  | 4                                     |          |          |
| 116 N. Seventh St. | 1030082165 | C-O    | 0.22         | 25                    | 5                  | 5                                     |          |          |
| Faulkner/Peck      | 0980030465 | C-G PD | 0.47         | 25                    | 11                 | 11                                    |          |          |
| <b>Totals</b>      |            |        | <b>4.29</b>  |                       | <b>101</b>         | <b>101</b>                            | <b>0</b> | <b>0</b> |

\*Allowable density is 29 units/acre excluding density bonus

**Table B-6**  
**Underutilized Commercial Sites\***

| Address             | APN        | Zone | Size (ac) | Realistic Density** | Year Built | Existing Use & Redevelopment Potential   | Potential Units | Potential Units by Income Category |     |       |
|---------------------|------------|------|-----------|---------------------|------------|--|-----------------|------------------------------------|-----|-------|
|                     |            |      |           |                     |            |  |                 | Lower                              | Mod | Upper |
| 142 N. 11TH ST      | 1010211015 | C-G  | 0.31      | 25                  | 1927       | Auto painting shop / Existing corrugated metal building occupies approx. 30% of site. Remaining area is parking lot. Good consolidation potential with adjacent vacant site to west and 11 <sup>th</sup> Street sites to south. Residential development is located across street. Within walking distance to Main Street commercial.   | 7               | 7                                  |     |       |
| 134 N. 11TH ST      | 1010211175 | C-G  | 0.31      | 25                  | 1950       | Outdoor furnishings distributor / Existing stucco building occupies approx. 20% of lot. Remaining area is used for outdoor storage. Good consolidation potential with 11 <sup>th</sup> Street lots to north and south. Residential development is located across street. Within walking distance to Main Street commercial.            | 7               | 7                                  |     |       |
| 122 N. 11TH ST      | 1010211045 | C-G  | 0.15      | 25                  | 1900       | Single-family residence w/ office / Existing stucco building occupies approx. 25% of site. Remaining site is vacant and paved. Good consolidation potential with 11 <sup>th</sup> Street sites to north and vacant site to south. Residential development is located across street. Within walking distance to Main Street commercial. | 3               | 3                                  |     |       |
| 933 YALE ST         | 1030102365 | C-G  | 0.16      | 25                  | 1952       | Warehouse/distribution building / Existing cinder block building occupies approx. 50% of lot. Remaining area is parking lot. Good consolidation potential with adjacent Yale Street site to west. Residential development is located across street. Within walking distance to Main Street commercial.                                 | 4               | 4                                  |     |       |
| 917 YALE ST         | 1030102075 | C-G  | 0.31      | 25                  | 1947       | Plumbing contractor & supplies / Existing cinder block building occupies approx. 33% of site. Remaining area is parking lot. Good consolidation potential with adjacent Yale Street site to east. Residential development is located across street. Within walking distance to Main Street commercial.                                 | 7               | 7                                  |     |       |
| 512 E. HARVARD BLVD | 1030235075 | C-G  | 0.21      | 25                  | 1946       | Single-family residence / Existing stucco building occupies approx. 15% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.  | 5               | 5                                  |     |       |
| E. HARVARD BLVD     | 1030235085 | C-G  | 0.34      | 25                  | 1948       | Single-family residence / Existing stucco building occupies approx. 15% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.  | 8               | 8                                  |     |       |
| 600 E. HARVARD BLVD | 1030235135 | C-G  | 0.13      | 25                  | 1930       | Single-family residence / Existing stucco building occupies approx. 25% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east. New mixed-use residential development located across Harvard.   | 3               | 3                                  |     |       |
| 614 E. HARVARD BLVD | 1030235145 | C-G  | 0.08      | 25                  | na         | Part of equipment rental yard.   | 2               | 2                                  |     |       |

| Address             | APN        | Zone | Size (ac)   | Realistic Density** | Year Built | Existing Use & Redevelopment Potential   | Potential Units | Potential Units by Income Category |          |          |
|---------------------|------------|------|-------------|---------------------|------------|--|-----------------|------------------------------------|----------|----------|
|                     |            |      |             |                     |            |  |                 | Lower                              | Mod      | Upper    |
| 614 E. HARVARD BLVD | 1030235105 | C-G  | 0.08        | 25                  | 1959       | Equipment rental yard / Equipment rental storage yard / No buildings on site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.   | 2               | 2                                  |          |          |
| 614 E. HARVARD BLVD | 1030235115 | C-G  | 0.22        | 25                  | na         | Equipment rental office / Existing stucco rental office building occupies approx. 50% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.  | 5               | 5                                  |          |          |
| 704 E. HARVARD BLVD | 1030235125 | C-G  | 0.08        | 25                  | 1956       | Equipment rental storage yard / No buildings on site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.   | 2               | 2                                  |          |          |
| 338 E. HARVARD BLVD | 1030332445 | C-G  | 1.22        | 25                  | 1970       | Retail water purification accessories / Existing stucco building occupies approx. 50% of small triangular shaped lot. Remaining lot is used for parking. Good consolidation potential with adjacent Harvard Blvd. sites to west. New mixed-use residential development located across Harvard. | 30              | 30                                 |          |          |
| 146 SANTA ANNA      | 1050103145 | C-G  | 0.39        | 25                  | 1952       | Single-family residences / 3 or 4 small cottages and outbuildings occupy approximately 15% of site. Remaining area is open driveway and yard. Near Isbell Middle School.   | 9               | 9                                  |          |          |
| <b>Totals</b>       |            |      | <b>3.99</b> |                     |            |  | <b>94</b>       | <b>94</b>                          | <b>0</b> | <b>0</b> |

\*While these sites represent development opportunities, they are not included in the City's land inventory for purposes of demonstrating adequate capacity for accommodating the RHNA.

\*\*Allowable density is 29 units/acre excluding density bonus

